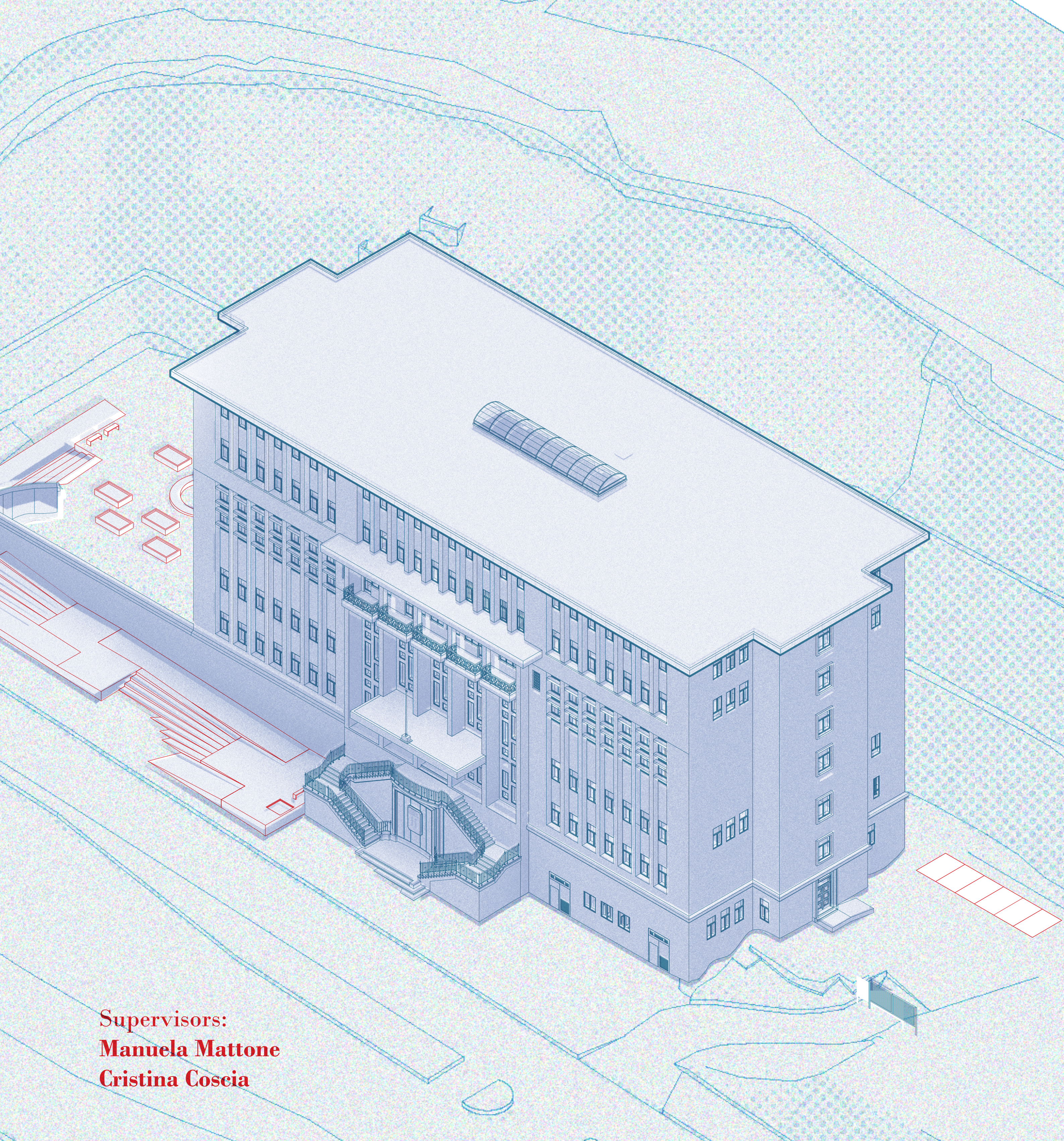
Beyond the Bench

Adaptive Reuse for Social Cohesion in the Former North Kowloon Magistracy

Ka Yu Cheung



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Master of Science in Architecture For Heritage
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Candidate

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Abstract

This thesis examines the adaptive reuse of Hong Kong's North Kowloon Magistracy, focusing on transforming this historic building into a community hub through a participatory approach. Amid Hong Kong's rapid urban growth, the adaptive reuse of heritage sites offers a means to balance preservation with addressing local needs. This project emphasizes community involvement in the revitalization process, aiming to empower Sham Shui Po residents, particularly those in subdivided housing and facing economic hardship, while fostering cultural identity and pride.

The participatory approach actively engages residents in decision-making, ensuring the Magistracy's transformation reflects local aspirations and serves as an inclusive, community-focused resource. This process intends to strengthen connections to local heritage while creating accessible, affordable spaces for recreation, education, and social support. Through a questionnaire analysis, this study captures community insights on needs and priorities, directly informing proposed design interventions. These interventions are centered on preserving the building's historical character while enhancing its functionality for modern use.

To sustain long-term community involvement, a management plan (forthcoming) will outline participatory governance strategies that maintain the site's responsiveness to evolving needs.

Keywords: *Adaptive Reuse, Heritage Enhancement, Participatory Approach, Social Inclusion, Community-Led Transformation*

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INTRODUCTION

The adaptive reuse of heritage buildings has emerged as a powerful strategy to balance urban growth with the preservation of cultural and historical assets. This approach is particularly significant in Hong Kong, where rapid urbanization and limited space challenge efforts to conserve historical sites. The North Kowloon Magistracy, a prominent colonial-era building, offers a unique opportunity to explore this balance by transforming it into a community-centric, culturally rich facility that respects its historical roots. Originally built in the mid-20th century, the magistracy served a pivotal role in Hong Kong's judicial system, and today it stands as an enduring symbol of the city's architectural and cultural heritage.

This thesis examines the adaptive reuse of the North Kowloon Magistracy with a focus on employing a participatory approach that empowers the local community and reinforces a shared sense of identity. Engaging community members in the decision-making and design process ensures that the Magistracy's transformation reflects the collective needs and aspirations of Sham Shui Po residents. This participatory approach not only helps to preserve the building's historical and architectural value but also fosters community pride, strengthens cultural continuity, and creates a sense of ownership among residents.

By analyzing the architectural features, community expectations, and socio-cultural landscape, this study outlines strategies for preserving heritage elements, actively engaging the community, and supporting underprivileged local residents. Objectives include enhancing cultural awareness, promoting community cohesion, and building sustainable support structures tailored to the needs of lower-income households and subdivided unit residents.

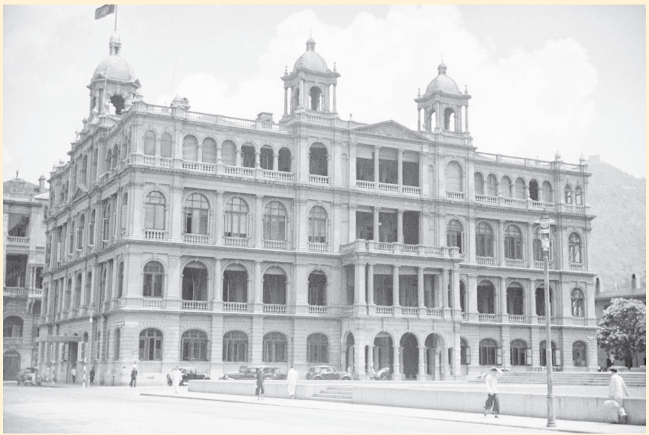
Through this case study, the research will contribute to the broader discourse on heritage conservation in densely populated urban areas. It will illustrate how adaptive reuse—when combined with community-driven participation—can serve as both a means of safeguarding historical integrity and a powerful tool for community empowerment, social equity, and cultural reinforcement. In this way, the North Kowloon Magistracy can be reimagined not only as a preserved heritage site but as a vibrant community asset that continues to evolve with its people.

Architecture Features

01

1.1 Architect: *Palmer & Turner Architects*

[Fig. 1.1] Logo of P&T Group (formerly known as Palmer & Turner Architects)
Source: P&T Group, Available from: https://web.p-t-group.com/en/



[Fig. 1.2] Hong Kong Club in Victoria Hong Kong, 1942
Source: UWM Libraries Digital Collections
Available from: https://collections.lib.uwm.edu/digital/collection/agsphoto/id/18272

Palmer & Turner Architects, now known as "P&T Group," is the oldest architectural and engineering firm in Southeast Asia.[1] Founded in Hong Kong in 1868 under the British colonial administration, this company has shaped the way the region's physical structure looks today through the design of several iconic structures, both historic and modern.

Before the breakout of World War II, the company had already inlaid many of the neoclassical design elements in its projects. During the early 20th Century, Palmer & Turner Architects became famous for their ability to combine western architecture with regional culture. This helped the company design unique and specific work that met different demands and taste of the customers. The company undertook various construction projects like financial, hospitality, government, education, and public works.

It wasn't until the beginning of the second half of the 20th century that modern architecture came into the firm with a new cohort of partners: Ian Campbell, Jim Kinoshita, and Malcolm Purvis.[2] In the post-war years, new development projects were in high demand, and this novel manner of design was consistent with the government's philosophy.[3] During those years, P&T Architects gained commissions for a number of public works.

Choi Hung Estate can be considered one of the better-known legacies of that period. It is among the very first public housing estates in Hong Kong that embodies functionalism principles in design.[4] The building earned a Silver Medal in 1965 for its architectural merit by the Hong Kong Society of Architects due to its peculiar structure.[5]

Over the centuries, they played a major part in developing colonial Hong Kong, the treaty port-era Shanghai, and were principally designing projects throughout Southeast Asia within the British colonial domain.[6] Palmer & Turner Architects, since its establishment more than a century and half ago, is still one of the most recognized and leading influences to have molded the architectural face of Asia, having left their indelible mark on its skylines and communities alike.

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[1] Construction Industry Council. 2023. "P&T Architects and Engineers Limited." Accessed April 25, 2023. https://gba.cic.hk/en-hk/company-directory/C000011

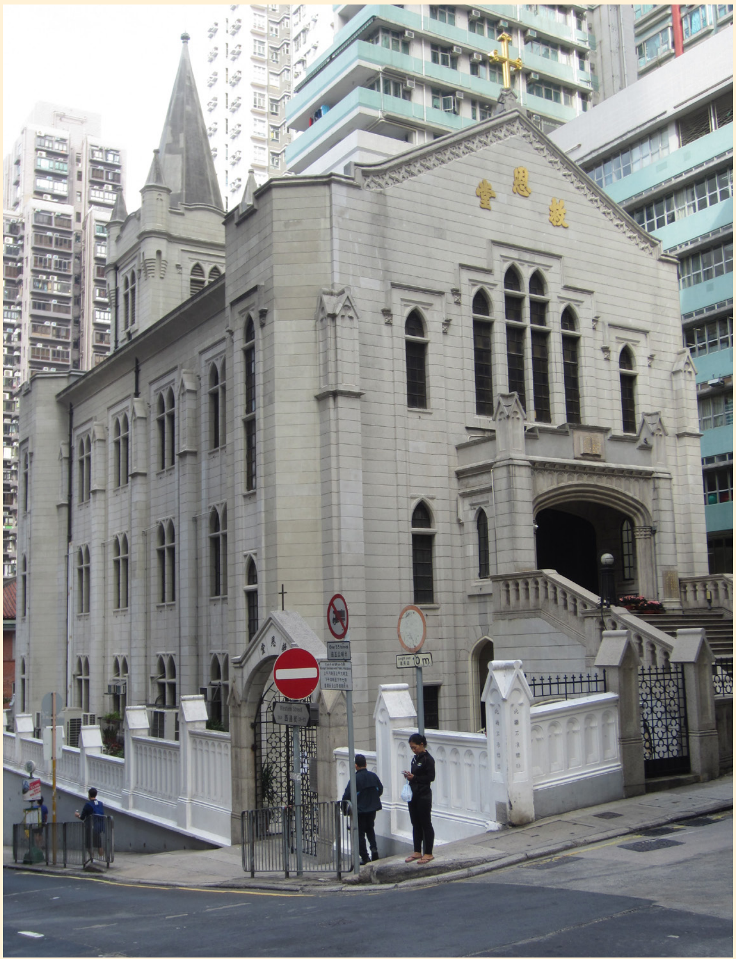
[2] Matt Davies. 2008. *P&T Group: 140 Years of Architecture in Asia.* Mulgrave: Images Publishing.

[3] Lawrence Wai-Chung Lai. 1999. "Reflections on the Abercrombie Report 1948: A Strategic Plan for Colonial Hong Kong." *The Town Planning Review* 70 (1): 61–87.

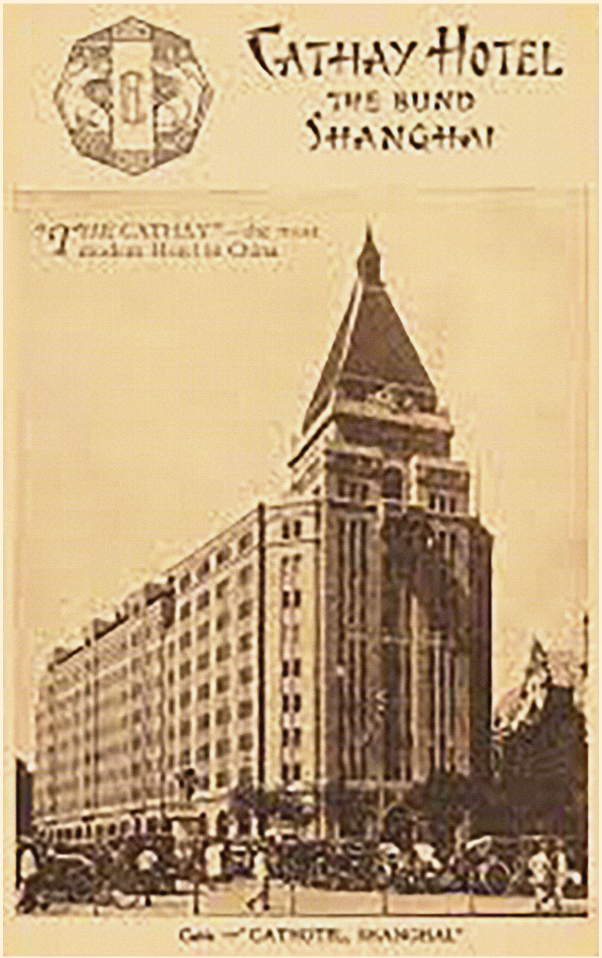
[4] Lee H.Y., and Lai C.P. 2018. "Is Wanchai Market really a Bauhaus building? (灣仔街市真是包浩斯建築嗎?)." *eTVonline blog.* Accessed April 25, 2023. http://www.liberalstudies.hk/blog/ls_blog.php?id=3341 .

[5] Hong Kong Institute of Architects. 2007. "List of Past HKIA Annual Awards." *Annual Report* 2007. Hong Kong: The Hong Kong Institute of Architects..

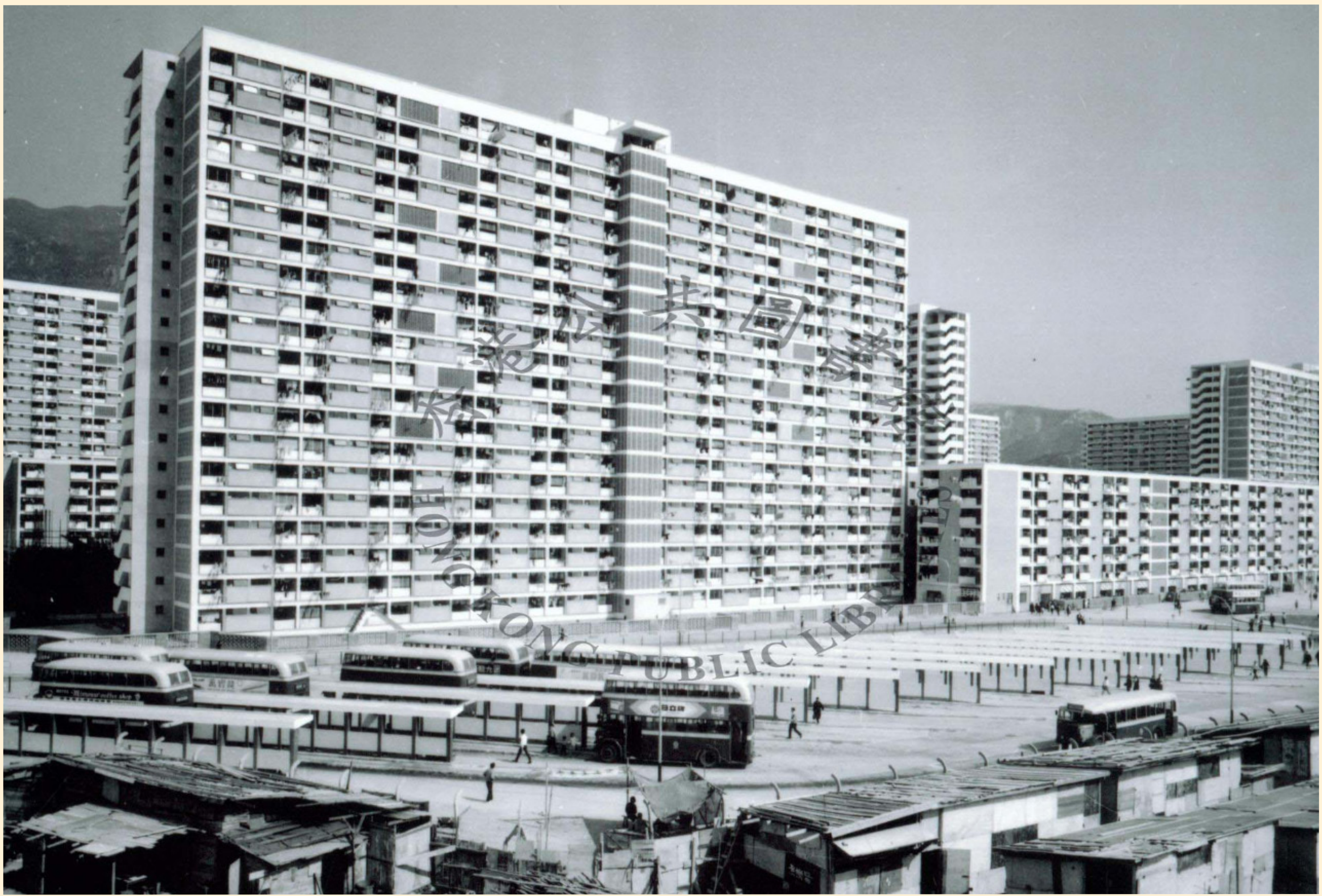
[6] Ryan Swift. 2019. *"A Hong Kong Architecture Firm Shows How Its Done after 150 Years in the Business."* South China Morning Post, May 11 Hong Kong..



[Fig. 1.3] Kau Yan Church by Palmer & Turner Architects, 1932
Source: Another Believer on wikimedia

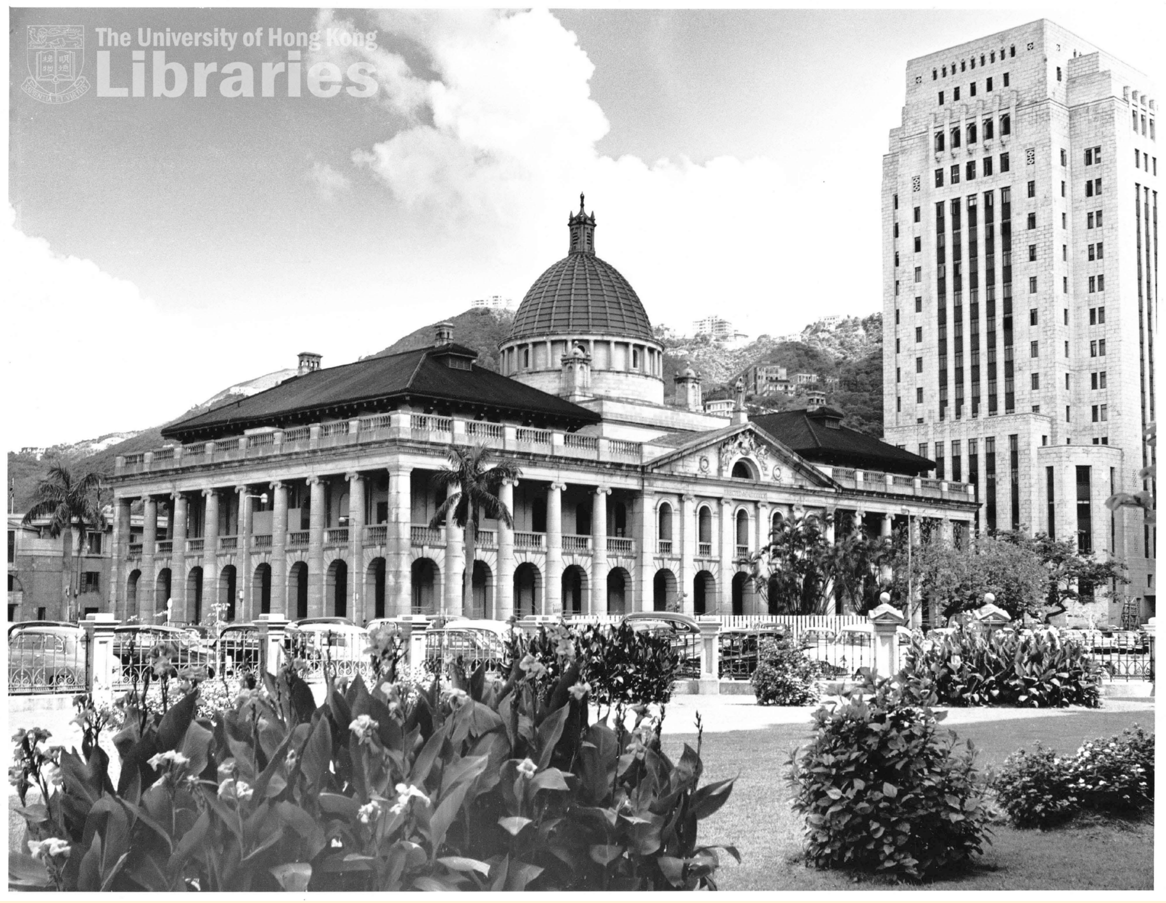

CATHAY HOTEL
THE BUND
SHANGHAI

[Fig. 1.4] Peace Hotel in Shanghai by P&T Architects, 1965
Source: The Foreign Correspondents' Club Hong Kong



[Fig. 1.5] Choi Hung Estate by P&T Architects, 1965
Source: Hong Kong Public Library

1.2 Public Building of the Ear: *Transition to Modernist Style*



[Fig. 1.6] Supreme Court Building, constructed in 1844 in the Neoclassical style, symbolizing British authority and governance in Hong Kong, 1930s
Source: University of Hong Kong Libraries. Special Collections
Available from: https://digitalrepository.lib.hku.hk/catalog/ws85gk77j (accessed August 05, 2024)

Before the Second World War, Hong Kong's development was essentially a process of meeting the needs and interests of the British merchants and the colonial administration. Between 1841 and 1941, the colony had to meet a number of pressing issues: the problems of early settlement, the management of waves of refugees, public health problems resulting from the conjunction of an overcrowding urban context, and stimulating export-oriented economic productivity. Internal social pressures and geopolitical tensions from the outside were added to these.[7] The colonial government was, therefore, hardly in a position to invest precious time, resources, or efforts in the building and development of public facilities. The priorities lay in establishing the economic and political infrastructure of the colony rather than in improving public services or increasing the living standards for the general population.

After the Japanese occupation during the Second World War, British colonial rule over Hong Kong was revived. Indeed, the population surged in 1950: from 800,000 people in 1946 to well over 3 million[8], with the impetus of post-war recovery and the influx of migrants. This tremendous population explosion, combined with heightened social needs, brought on the need for a study commission by the government, who hired a well-established urban planner by the name of Sir Patrick Abercrombie to implement an integrated urban development plan, which then was supposed to follow through the next 50 years of Hong Kong development.[9]

This period became a real pivot towards the people-oriented urban policy because the administration tried to provide for the needs of the growing population. Large civil infrastructure began and defined the features of today's city: public architecture-development estates, civic buildings, city halls, libraries, recreation complexes, hospitals, and schools-that played an important role in urban transformation of the territory.[10] These developments mirrored the government's determination to alleviate housing shortages, upgrade public services, and bring more order to the urban environment-a process that would continue to shape Hong Kong's development over the ensuing decades.

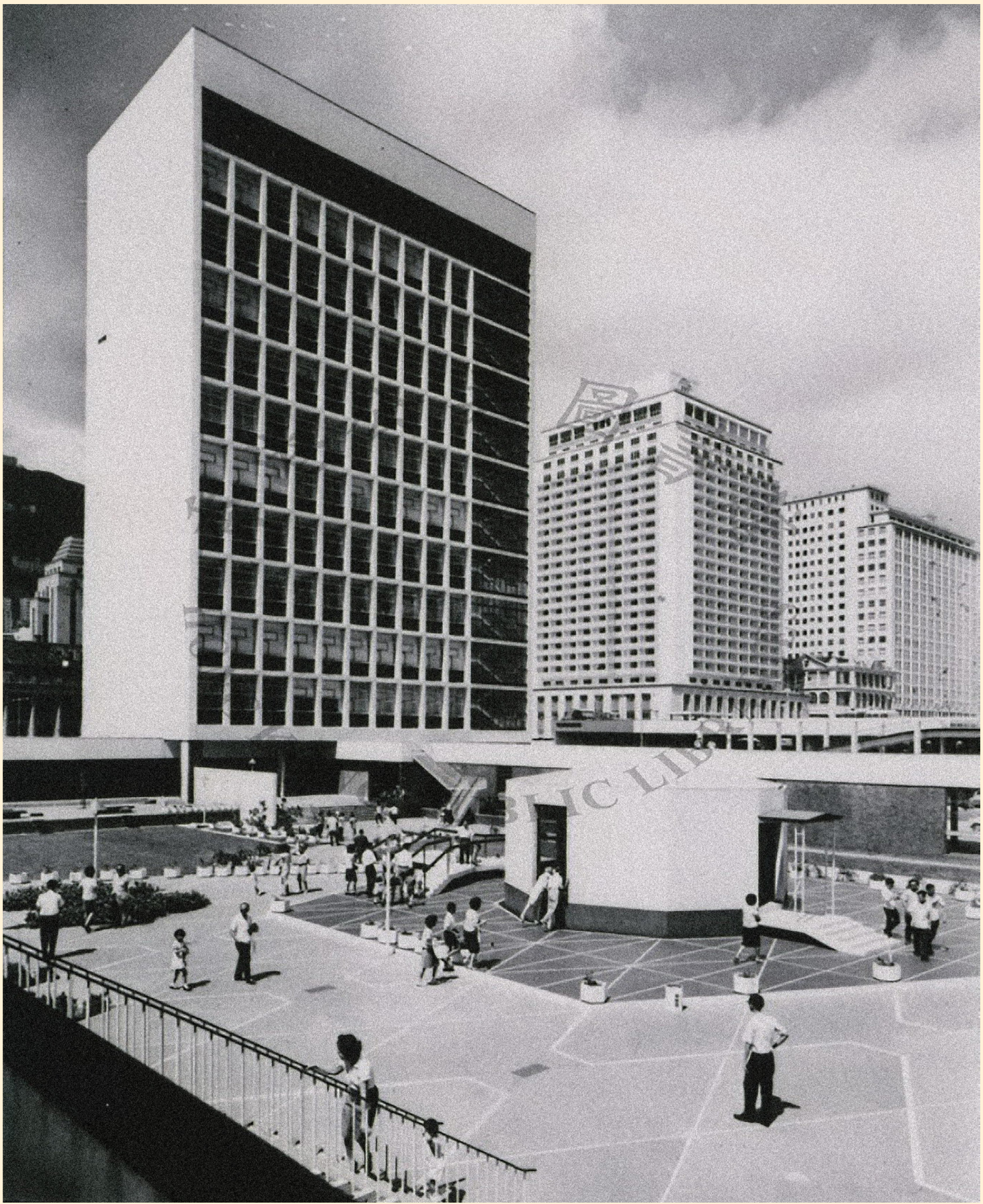
---

[7] Wing Sze Tam. 2014. *Public Space and British Colonial Power : The Transformation of Hong Kong Statue Square, 1890s-1970s.* Master Thesis, Hong Kong: Lingnan University.

[8] Census and Statistics Department. 1969 "*Hong Kong Statistics 1947-1967.*" Hong Kong.

[9] Lai, Lawrence Wai-Chung. 1999. "Reflections on the Abercrombie Report 1948: A Strategic Plan for Colonial Hong Kong." (Cit.)

[10] Ibid.



[Fig. 1.7] Hong Kong City Hall & Memorial Garden, 1963.
Source: Hong Kong Public Libraries
Available from: https://mmis.hkpl.gov.hk/coverpage/-/coverpage/view?p_r_p_-1078056564_c=QF757YsWv58JCjtBMMIqo-vdAGS5WiZVC (accessed August 05, 2024)

Most public buildings in Hong Kong were designed by PWD architects and collaborated with other known British architects during the mid-20th century.[11] Almost all architects and planners recruited for the territory were from British Commonwealth countries, reflecting the deep influence of British colonial governance on the territory's urban development, which happened during the early colonial period. During the 1950s, a new generation of young professionals joined PWD, eager to establish a name for themselves. They were keen to demonstrate their ability to shape Hong Kong's burgeoning urban space that was growing at an extremely rapid pace.

While modernism was an architectural movement already established in Europe and the United States at the time, it really began to get cooking with Hong Kong's public building designers. The modernist philosophy certainly attuned to the economic needs pressing at the time, along with governmental ideals, hence becoming the dominant power in public architecture[12], leaving its fingerprint in the post-war development of this city.

Given its features, the buildings constructed at this point in public would then reflect the architectural identity of Hong Kong and include its modernization process with its reception of architectural movements from abroad.

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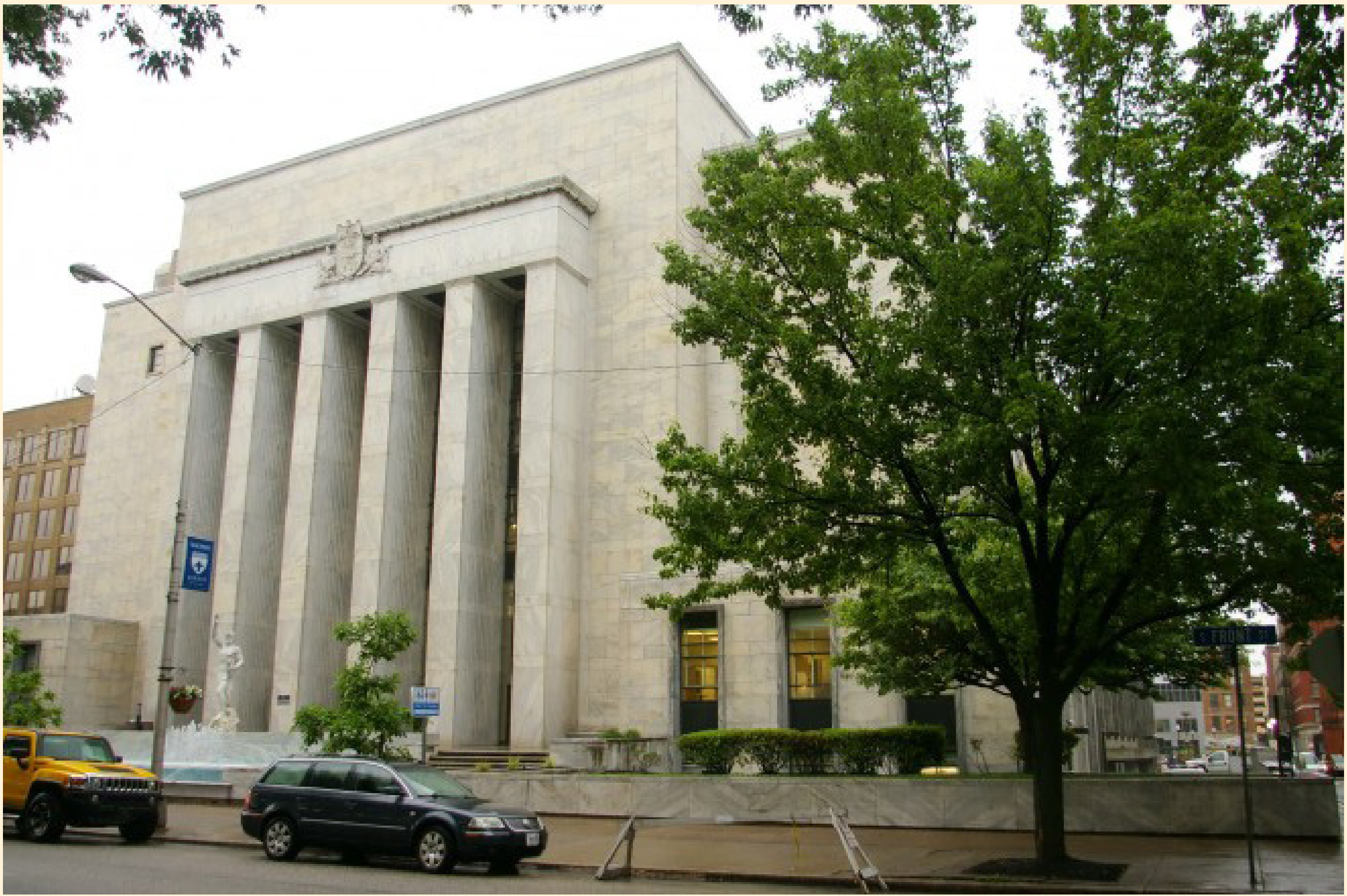
[11] Chung Man Tsui. 2022. *"A unique case of a public market - looking for the history of public buildings in Hong Kong* (公眾街市的獨特個案——尋找香港公共建築的歷史)". *Master Insight.*

[12] Wing Sze Tam. 2014. *"Public Space and British Colonial Power : The Transformation of Hong Kong Statue Square,* 1890s-1970s." (Cit.)

1.3 Architecture Style: ***Stripped Classical***



[Fig. 1.8] Dauphin County Courthousei by Lawrie and Green, 1942
Source: courthouses.co

Stripped Classicism conveys the 'political' modernism of both totalitarian and democratic regimes, at the same time that it is a materialistic projection of this trend[13]. During the inter-war years, this architectural style became so internationally used that an architectural design originally contrived as a reaction both to neoclassical revival and to the modernist movement in the beginning of the 20th century.[14] It tried to merge relevant characteristics of classic architecture using a more functional and minimalist appearance. The term "stripped" would mean that classical architecture reduced or eliminated these intricate ornamentations and superfluous detailing to be more simple and clearly understandable.[15]

While ornamentation is less relied on, in the Stripped Classical architecture, there's more emphasis on proportions and symmetry; it relies on basic classicism forms.[16] The style will also make use of the classical elements such as columns, pediments, entablatures, and pilasters but simplifies and even abstracts them. The characteristics of this architectural conception reveal themselves through pure lines, geometric forms, and modern material.[17]

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[13] Brittany Paige Bryant. 2011. *"Reassessing Stripped Classicism within the Narrative of International Modernism in the 1920s-1930s."* Master Thesis, Savannah: Savannah College of Art and Design. p.4.

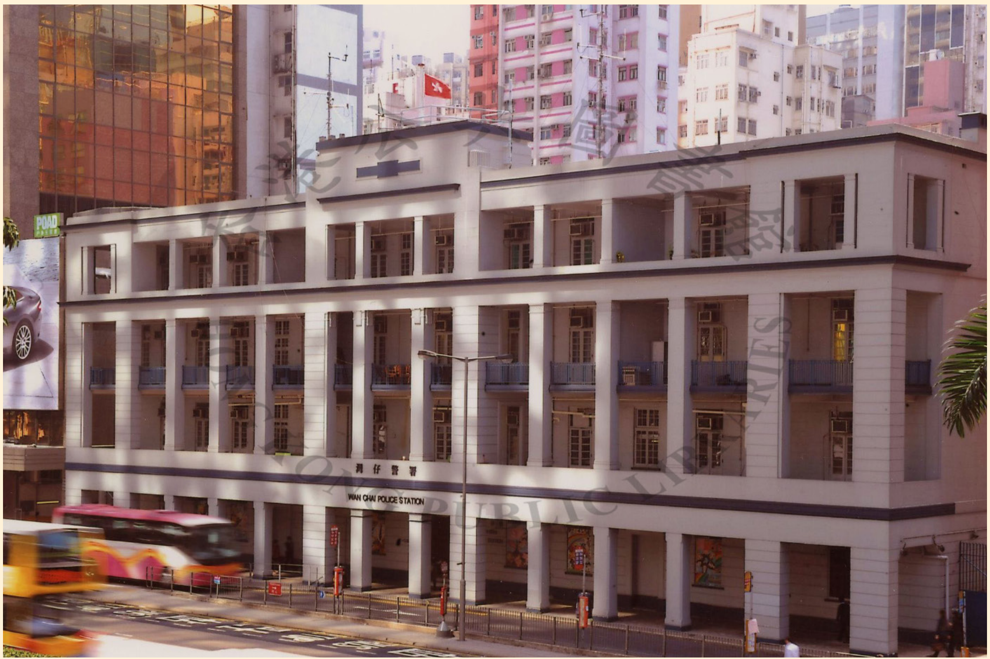
[14] Brittany Paige Bryant. 2011. *"Reassessing Stripped Classicism within the Narrative of International Modernism in the 1920s-1930s."* (Cit.) p.8.

[15] R. Stephen Sennott. 2004. *Encyclopedia Of 20th Century Architecture Master* Vol. 1, New York & London: Taylor & Francis Books. p.510.

[16] R. Stephen Sennott, . 2004. *Encyclopedia Of 20th Century Architecture Master* Vol. 1. (Cit.) p.612.

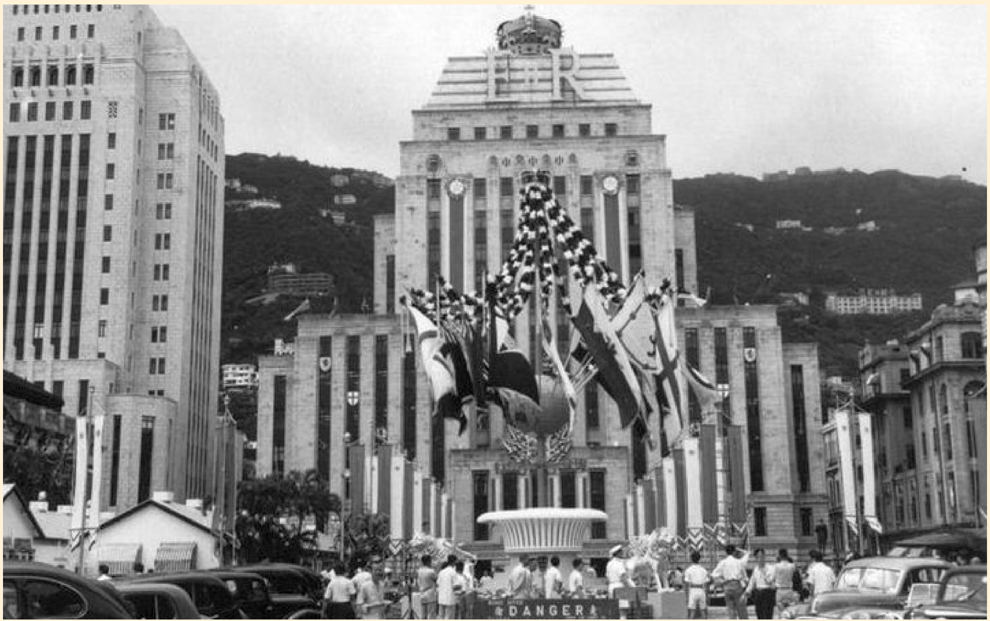
[17] Brittany Paige Bryant. 2011. *"Reassessing Stripped Classicism within the Narrative of International Modernism in the 1920s-1930s."* (Cit.) p.38.

One of the most famous examples in Hong Kong was the Old Wan Chai Police Station. Those features which could be seen mostly in the Stripped Classicism style were there through smooth surfaces together with classical proportions and geometric forms.



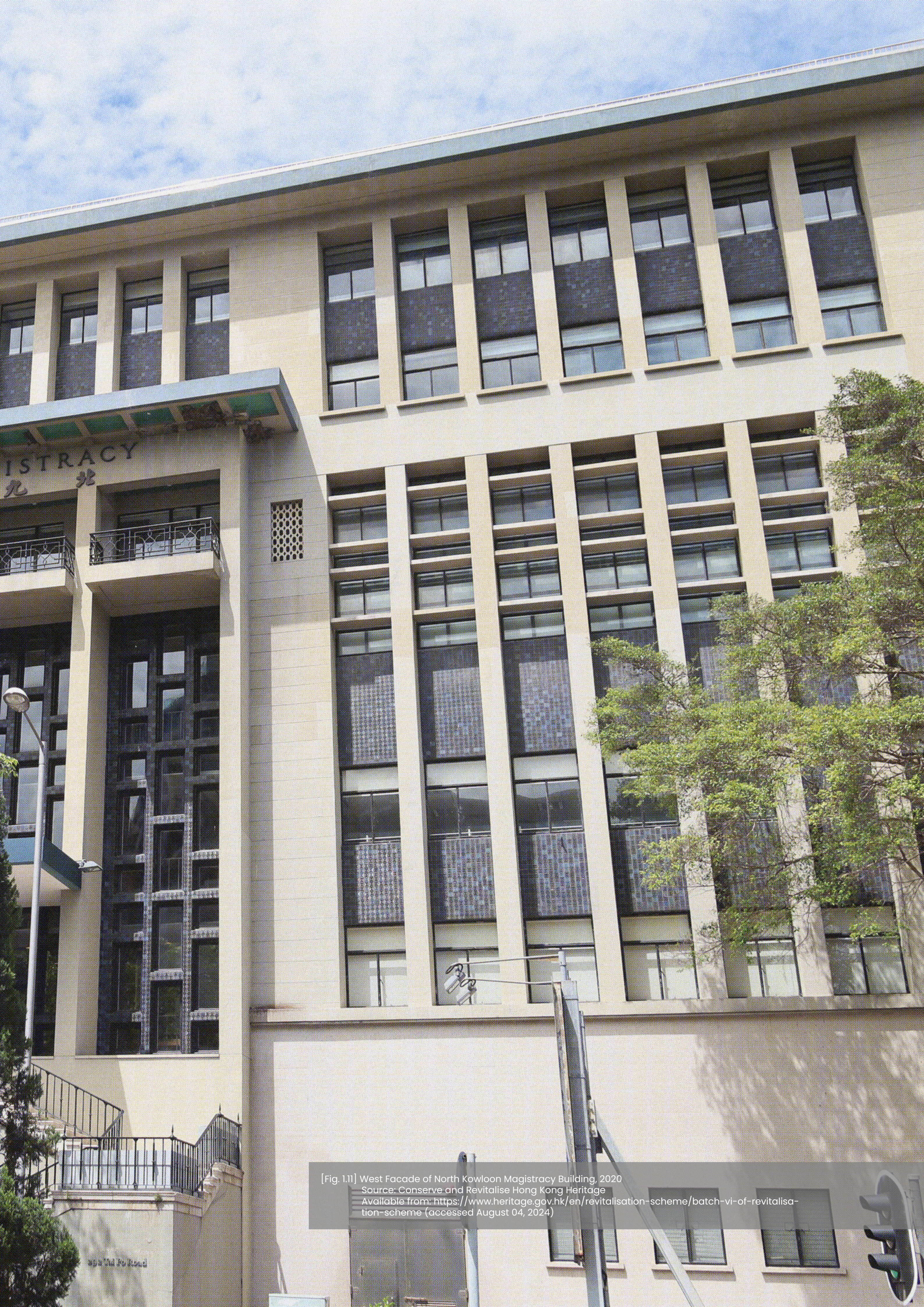
[Fig. 1.9] Old Wan Chai Police Station in Hong Kong, 1932
Source: Hong Kong Public Library

Other notable building examples from Palmer & Turner Architects are in the style of Stripped Classical. It also did the design for the third generation of HSBC Headquarters which was designed in the year 1933. Typical of Stripped Classicism, the building stood for 50 years until the present headquarters was built by Norman Foster.



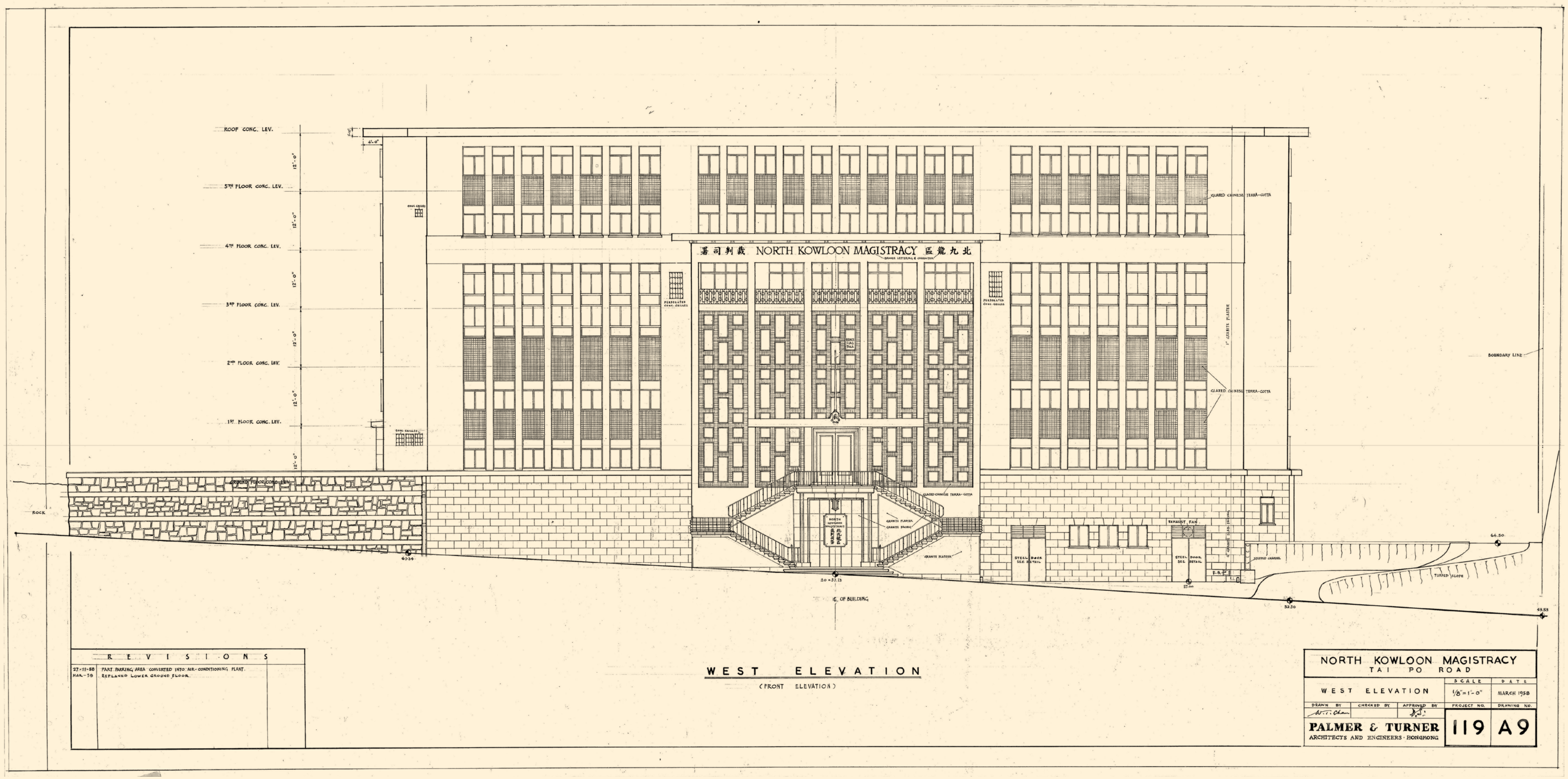
[Fig. 1.10] Gen.2 HSBC Headquarters designed by Palmer & Turner Architects, 1935
Source: gwulo.com

NORTH KOWLOON MAG
NORTH KOWLOON MAGISTRACY
北九龍裁判法院

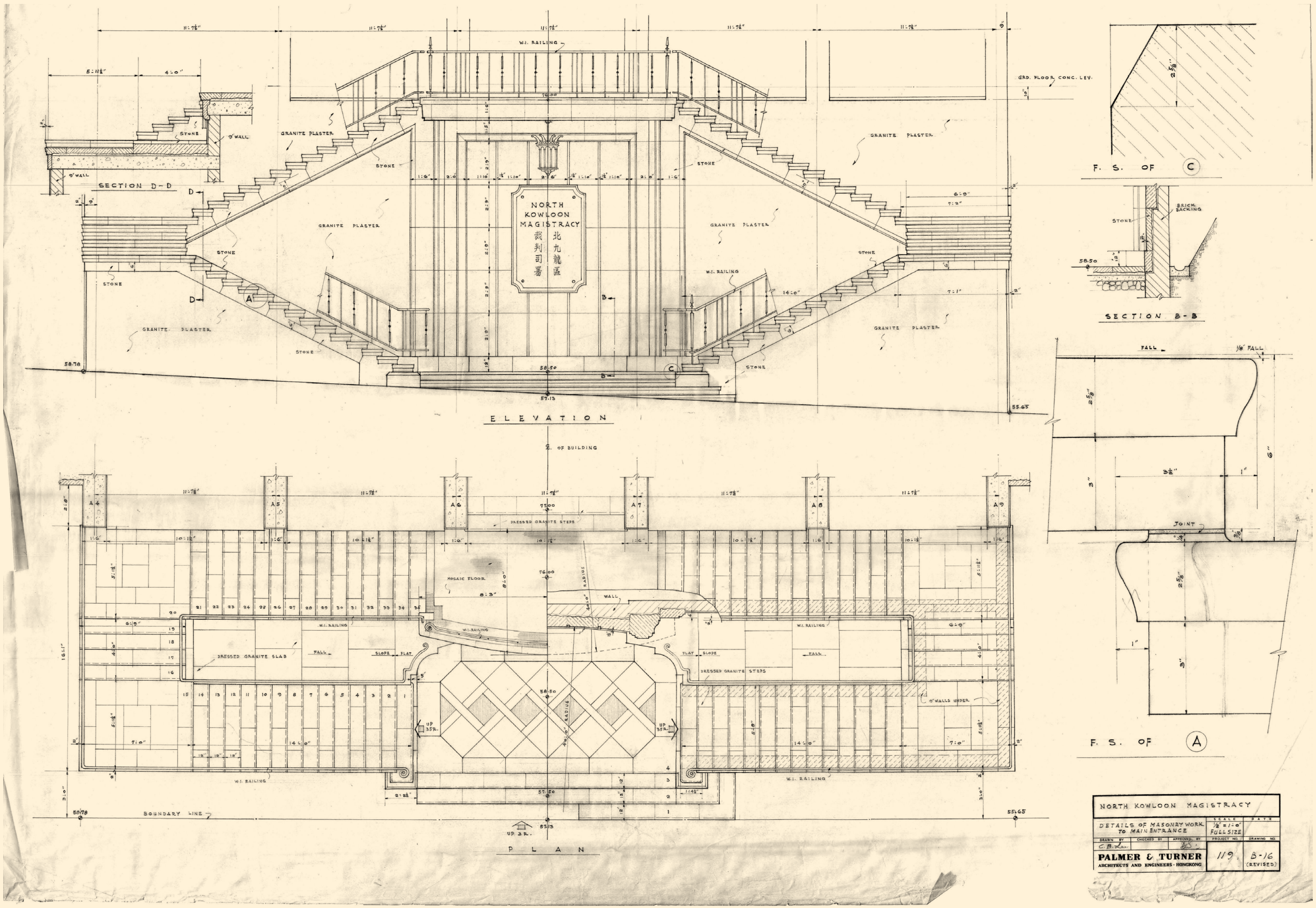


[Fig. 1.11] West Facade of North Kowloon Magistracy Building, 2020
Source: Conserve and Revitalise Hong Kong Heritage
Available from: https://www.heritage.gov.hk/en/revitalisation-scheme/batch-vi-of-revitalisation-scheme (accessed August 04, 2024)

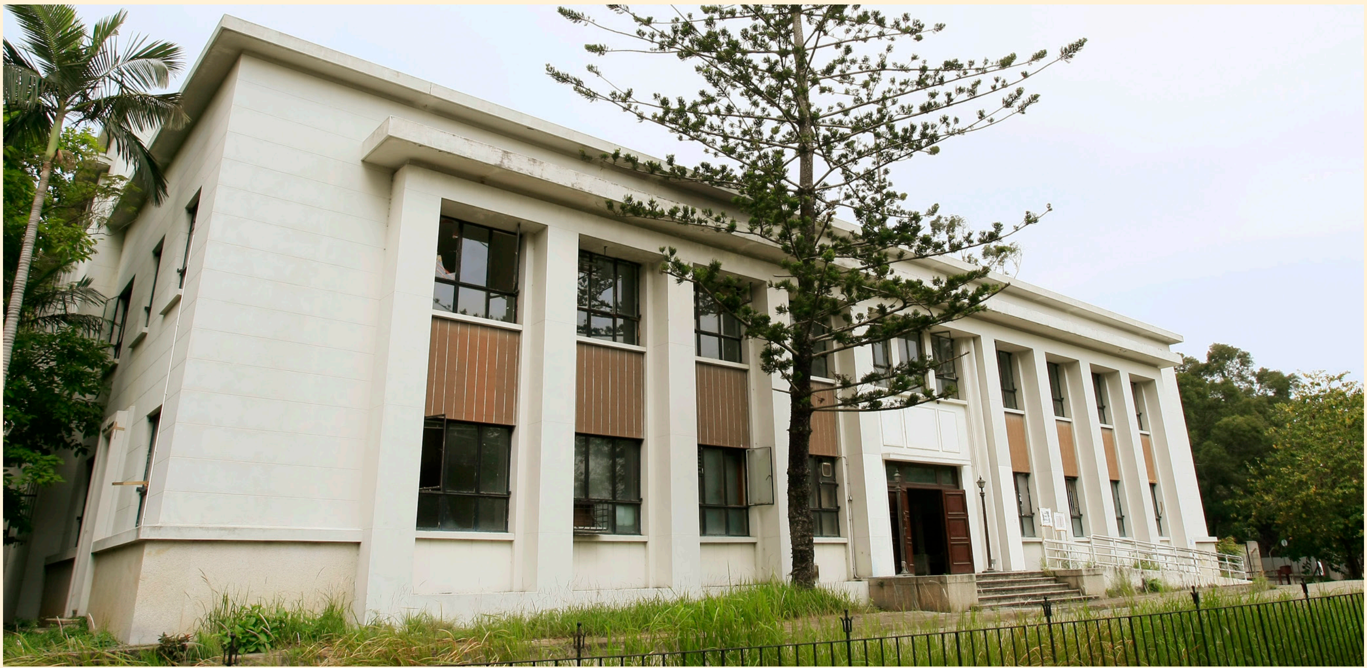
The NKM Building had a very imposing presence due to the tall symmetrical façade. The façade has three bays, with the middle bay possessing five big sections, while the right and left bays each have nine sections. The tall, narrow windows and projected double-canopied central bay dominate the front façade, directly applying porticos and balconies of classical architecture, together with the grand entrance double staircase evoking those from Baroque palaces. Vertical columns, architectural fins, and horizontal bands mark the characteristics of the façade, which evoke an order of law.


ROOF CONC. LEV.
5TH FLOOR CONC. LEV.
4TH FLOOR CONC. LEV.
3RD FLOOR CONC. LEV.
2ND FLOOR CONC. LEV.
1ST FLOOR CONC. LEV.
12'-0"
署司判裁 NORTH KOWLOON MAGISTRACY 區龍九北
GLAZED CHINESE TERRA-COTTA
BOUNDARY LINE
ROCK
TURFED SLOPE
℄ OF BUILDING
49.53
52.50
WEST ELEVATION
(FRONT ELEVATION)
REVISIONS
27-11-58 PART PARKING AREA CONVERTED INTO AIR-CONDITIONING PLANT.
MAR-59 REPLANED LOWER GROUND FLOOR.
NORTH KOWLOON MAGISTRACY
TAI PO ROAD
WEST ELEVATION
SCALE
1/8"=1'-0"
DATE
MARCH 1958
DRAWN BY
W. T. Chan
CHECKED BY
APPROVED BY
PROJECT NO.
DRAWING NO.
PALMER & TURNER
ARCHITECTS AND ENGINEERS · HONGKONG
119
A9

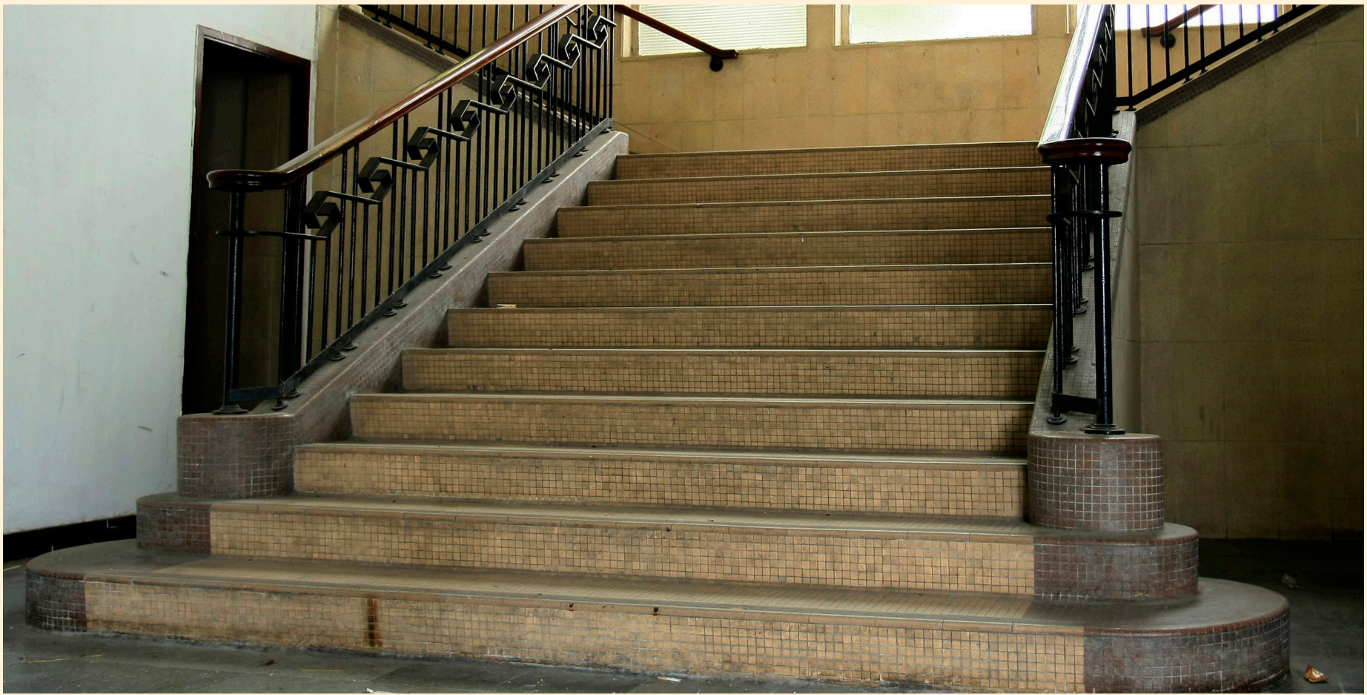
[Fig. 1.12] West Elevation of North Kowloon Magistracy by Palmer & Turner Architects, 1958
Source: Palmer and Turner (P&T Group) Collection, Digital Repositor@HKUL
Available from: https://digitalrepository.lib.hku.hk/pnt (accessed August 04, 2024)


W.I. RAILING
SECTION D-D
9" WALL
STONE
GRANITE PLASTER
NORTH
KOWLOON
MAGISTRACY
北九龍區
裁判司署
ELEVATION
℄ OF BUILDING
GRD. FLOOR CONC. LEV.
F. S. OF C
BRICK BACKING
SECTION B-B
FALL
1/8" FALL
JOINT
F. S. OF A
MOSAIC FLOOR
DRESSED GRANITE STEPS
DRESSED GRANITE SLAB
WALL
RADIUS
9" WALLS UNDER
UP 35R.
UP 3 R.
BOUNDARY LINE
PLAN
A4
A5
A6
A7
A8
A9
58.78
57.13
58.50
55.65
76.00
NORTH KOWLOON MAGISTRACY
DETAILS OF MASONRY WORK TO MAIN ENTRANCE
SCALE 1/2" = 1'-0" FULL SIZE
PALMER & TURNER
ARCHITECTS AND ENGINEERS · HONGKONG
119
B-16 (REVISED)

[Fig. 1.13] Details Drawing of Entrance Double Staircase on West Elevation of North Kowloon Magistracy by Palmer & Turner Architects, 1958
Source: Palmer and Turner (P&T Group) Collection, Digital Repositor@HKUL
Available from: https://digitalrepository.lib.hku.hk/pnt (accessed August 04, 2024)



[Fig. 1.14] Former Fanling Magistracy, 2012

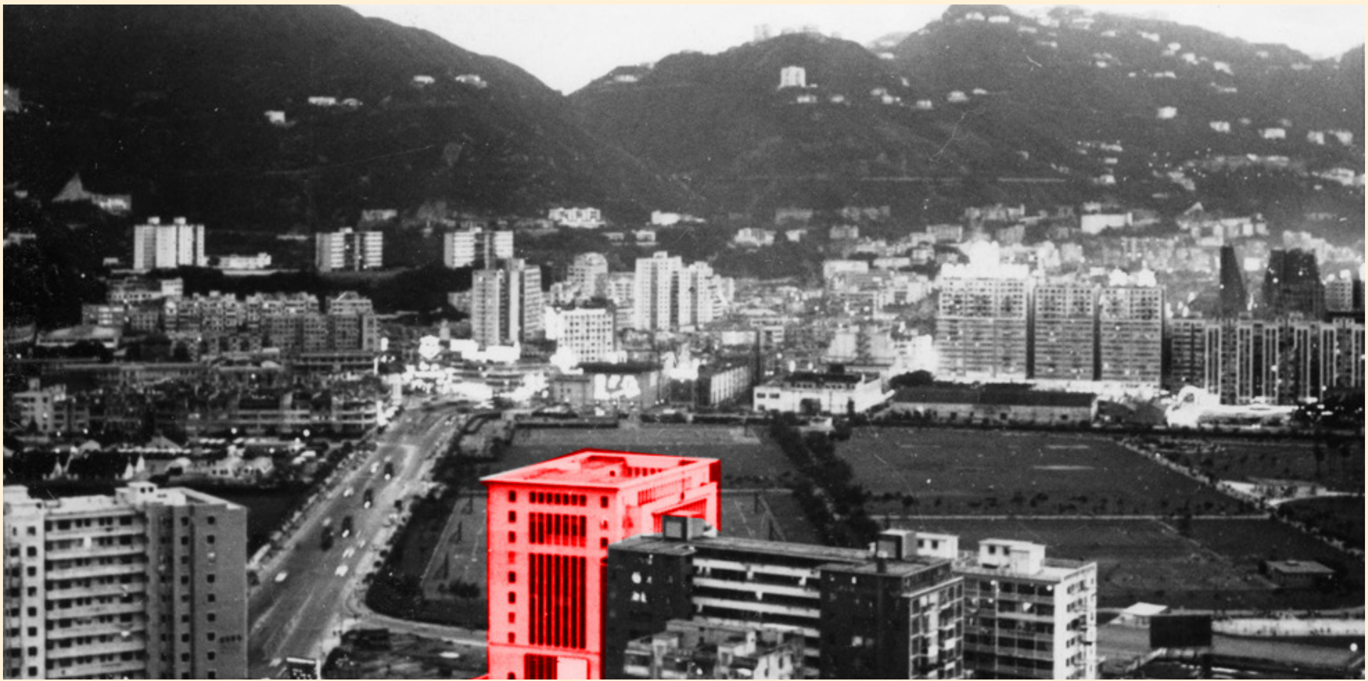


[Fig. 1.15] Central Stair Case in Former Fanling Magistracy, 2012
Photos Above
Source: Conserve and Revitalise Hong Kong Heritage
Available from: https://www.heritage.gov.hk/en/revitalisation-scheme (accessed August 04, 2024)

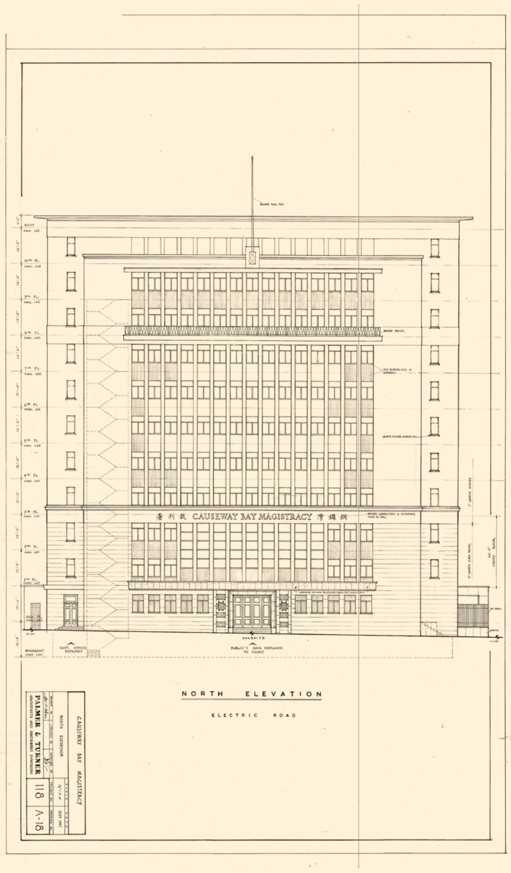
Former Fanling Magistracy

The Former Fanling Magistracy was constructed for the dispensation of justice to serve the New Territories' Northern District. This two-storey building, standing on an overlooking site to Jockey Club Road, was built in 1960 and opened in September 1961. The Former Fanling Magistracy has abandoned its use since the opening of the new Fanling Law Courts Building in late 2002. The Former Fanling Magistracy has been let several times for filming on a short-term tenancy. This building was graded as a Grade 3 historic building in 2010.

This building was designed around the same time as North Kowloon Magistracy by the same architectural firm, Palmer & Turner Architects, and similarly in style.



[Fig. 1.16] The building in the foreground [Highlighted in Red] is Causeway Bay Magistracy. It was redeveloped into the present-day Park Towers in 1989, 1960s
Source: Hong Kong Memory

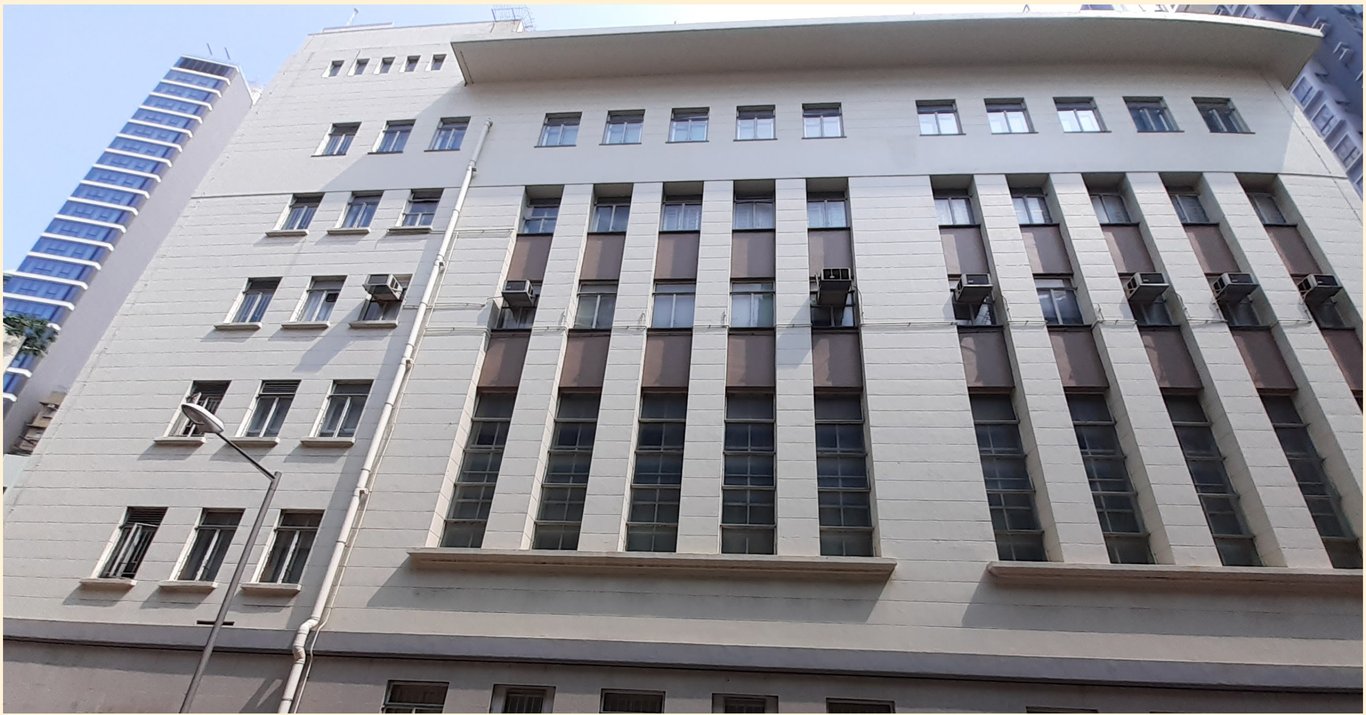

CAUSEWAY BAY MAGISTRACY
銅鑼灣裁判署
GOVT. OFFICES ENTRANCE
PUBLIC'S MAIN ENTRANCE TO COURT
NORTH ELEVATION
ELECTRIC ROAD
PALMER & TURNER
ARCHITECTS AND ENGINEERS HONGKONG
NORTH ELEVATION
CAUSEWAY BAY MAGISTRACY
118
A-18
SEPT 1957

[Fig. 1.17] North Elevation of Causeway Bay Magistracy by Palmer & Turner Architects, 1957
Source: Palmer and Turner (P&T Group) Collection, Digital Repository@HKUL
Available from: https://digitalrepository.lib.hku.hk/pnt (accessed August 04, 2024)

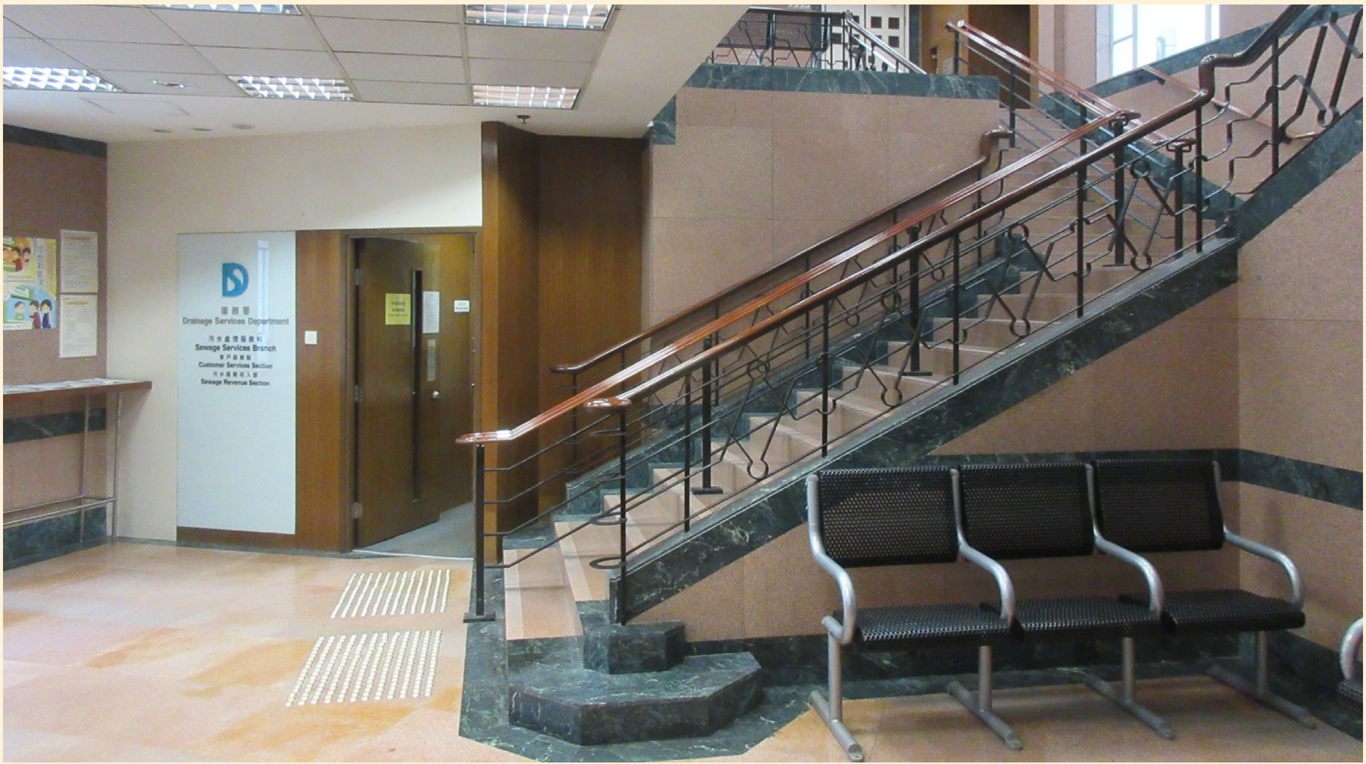
Causeway Bay Magistracy (Now Demolished)

The Original site of the demolished Causeway Bay Magistracy is now MTR Tin Hau Station and Park Towers. It was built alongside King's Road and Victoria Park in 1958, opened its door to the public at spring of 1960. Being demolished in January of 1987, it was one of the colonial Hong Kong Government facilities which housed Immigration Department as well as Causeway Bay Branch of the Treasury.

This building was designed by Palmer & Turner Architects in the same style as the other three Magistracy.



[Fig. 1.18] Westren Magistracy, 1965
Source: ZP 5233 Romubreal@Wikimedia Commons
Available from: https://commons.wikimedia.org/wiki/File:HK_西營盤_Sai_Ying_Pun_皇后大道西_2A_Queen's_Road_West_西區裁判法院_Western_Magistracy_January_2019_IX2_02.jpg (accessed August 05, 2024)

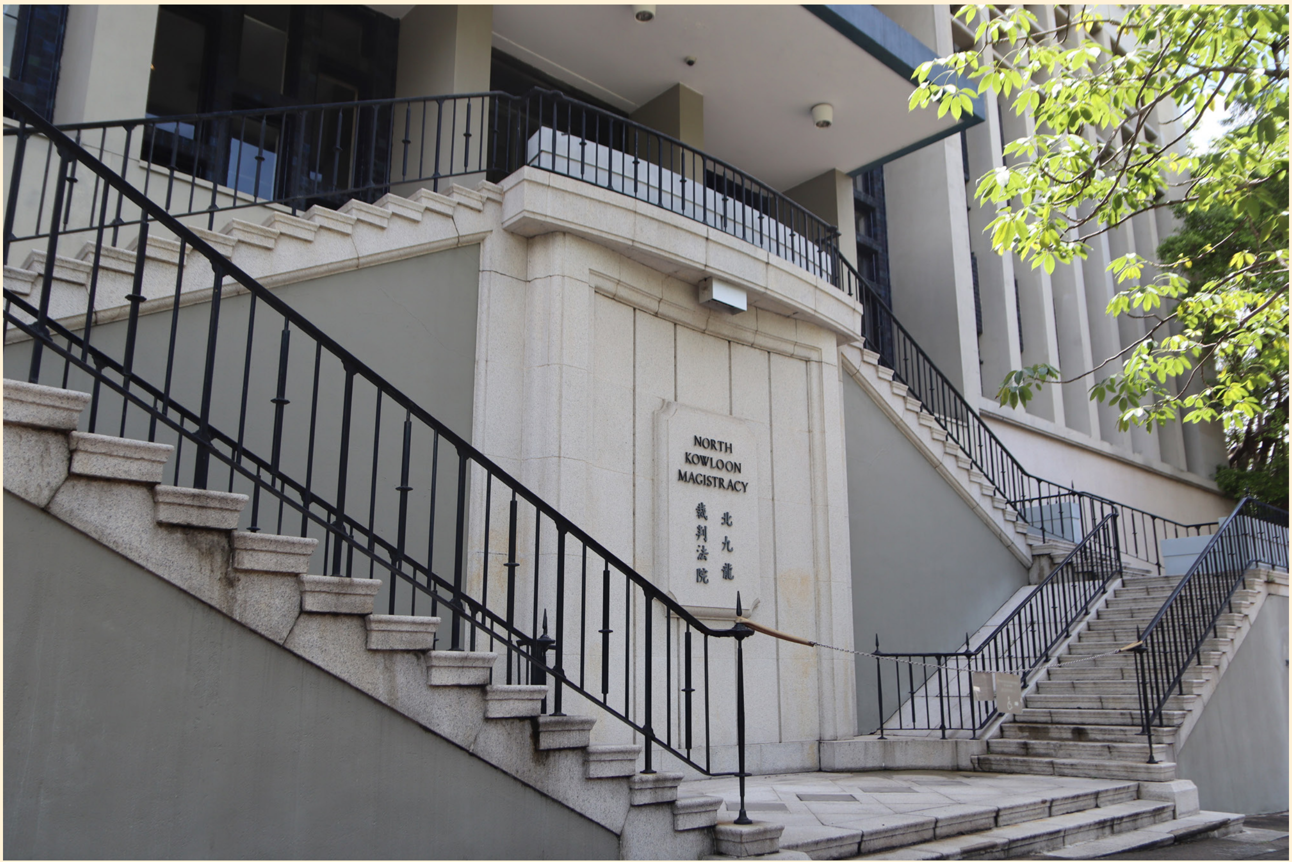


[Fig. 1.19] Central Stair Case in Westren Magistracy, 1965
Source: Kwongs Jourmia Shuam@Wikimedia Commons
Available from: https://commons.wikimedia.org/wiki/File:HK_SYP_西環_Sai_Ying_Pun_第一街_First_Street_`_Western_Magistracy_Building_August_2020_SS2_02.jpg (accessed August 05, 2024)

Western Magistracy

The Western Magistracy was initiated under the New Building Scheme in 1957 to address local magisterial matters in the Western District. The project was necessitated by the expansion of the Magistrates' courts' due to the population growth in the 1960s. Designed by Palmer & Turner, the Western Magistracy is a six-storey building with two basement levels, situated on an island site at the junction of Pok Fu Lam Road and Queen's Road West. Completed in 1965, the building originally functioned both as a magistrate's court and as a detention center for suspects. Today, the building offers office accommodation for various government departments.

1.5 Building Features



[Fig. 1.20] Exterior Front Grand Staircase, 2020
Source: Conserve and Revitalise Hong Kong Heritage
Available from: https://www.heritage.gov.hk/en/revitalisation-scheme/batch-vi-of-revitalisation-scheme (accessed August 04, 2024)

The existing North Kowloon Magistracy Building is a seven-storey RC building built in 1960 and designed and constructed as a court building with RC columns, beams, and slabs.[18] The overall unit consists of seven storeys: from the lower ground floor, ground floor, first floor, and up to the fifth floor, with a similar footprint ranging from the ground floor to the fifth floor.

There are four numbers of building access for the Former North Kowloon Magistracy. One grand staircase on the main façade leads to the ground floor lobby. The main pedestrian entrance is by means of an entry door on the South side. Daily traffic and delivery to the building are by means of a door at the North side. Additionally, an exit door on 1/F of ST-3 leads to G/F and LG/F open spaces at the rear of the building.

The building contains both lifts and staircases on either side, with a number of internal staircases for access to different floors at various locations within. There is a total of eleven staircases provided in the existing building; many of these were constructed for separate accesses for different users which stop at different levels and are not designed for connecting every floor.

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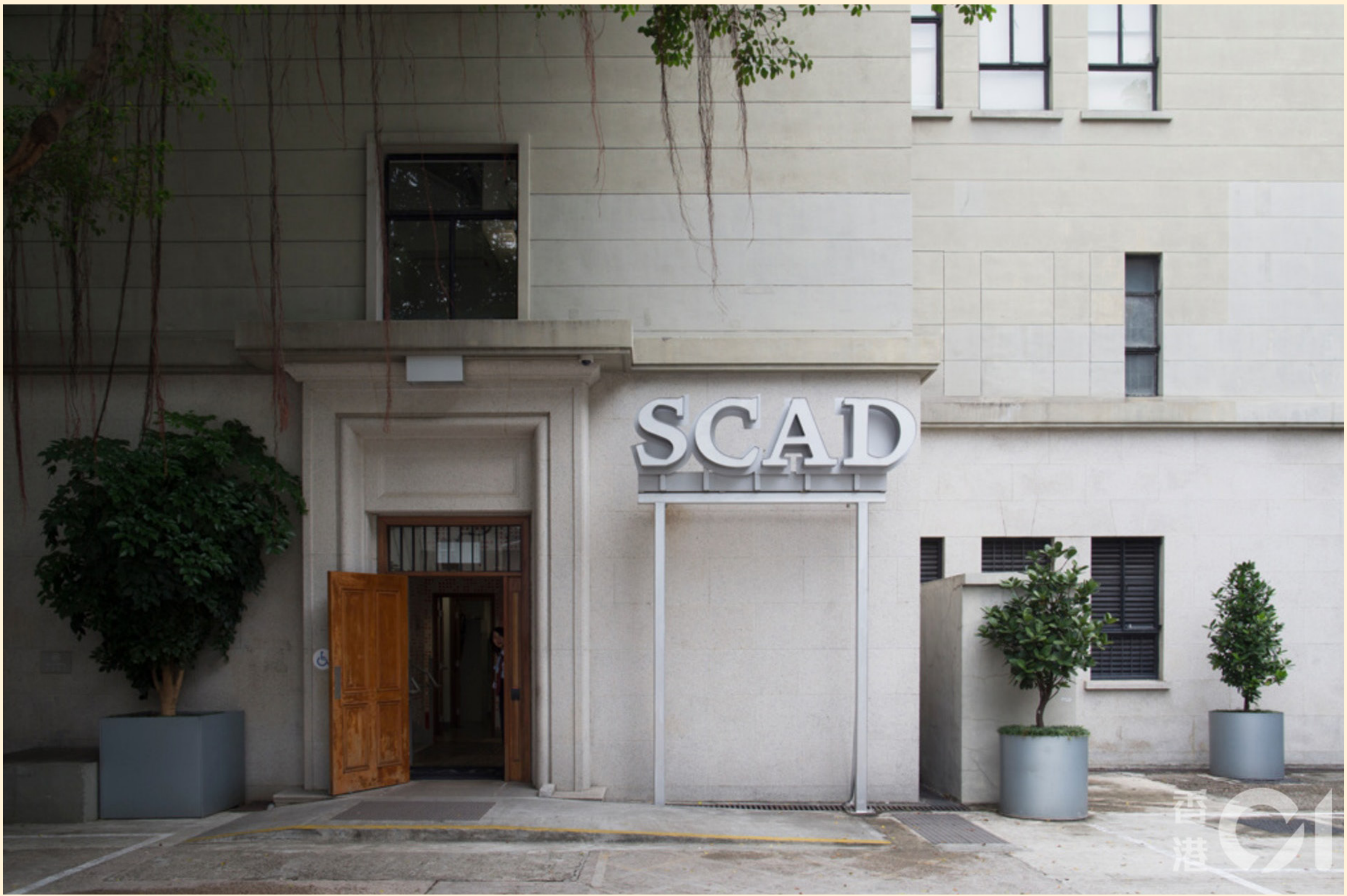
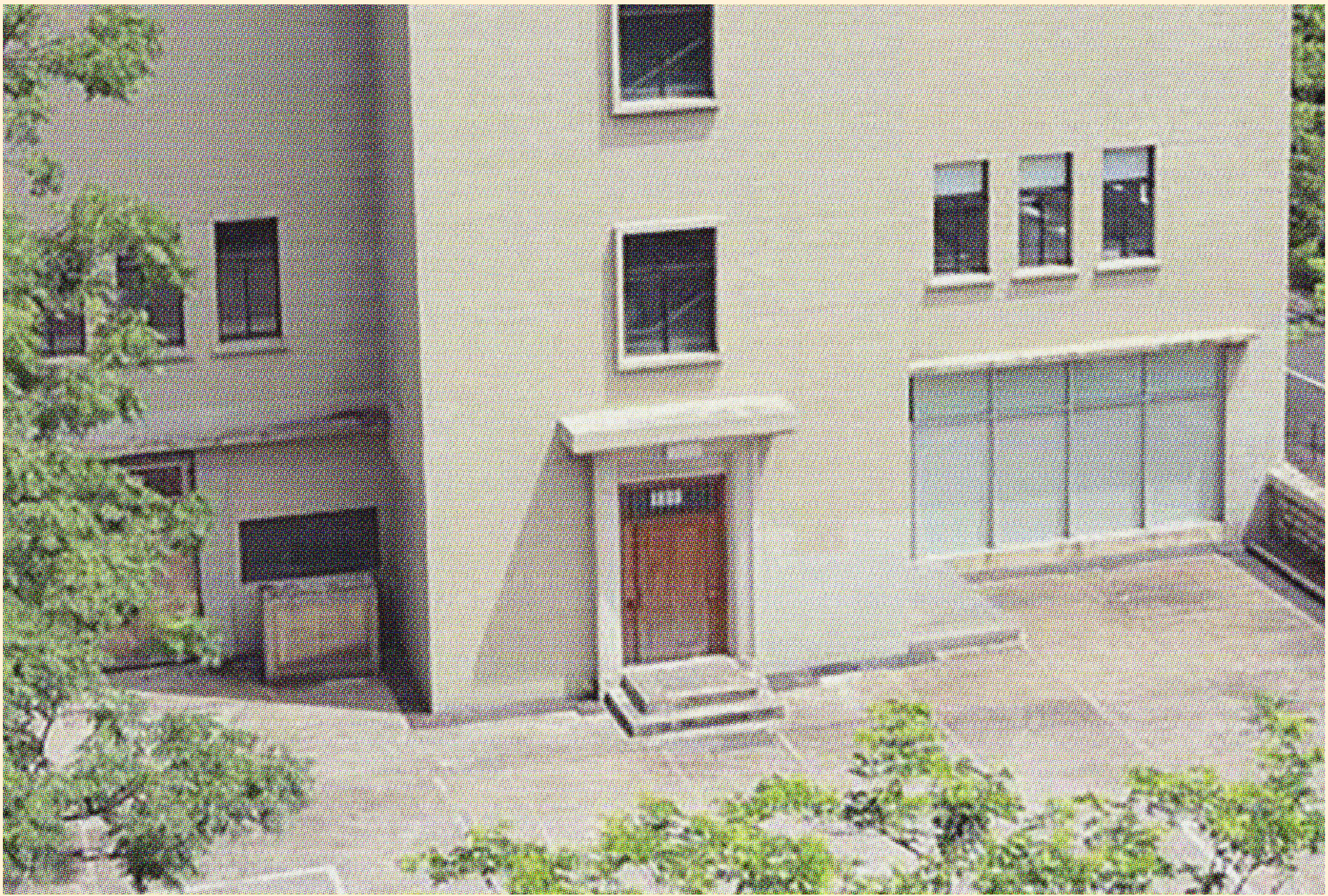
[18] The Commissioner for Heritage's Office. 2020. *Revitalising Historic Buildings Through Partnership Scheme: Former North Kowloon Magistracy Resource Kit.* Hong Kong.p.33.

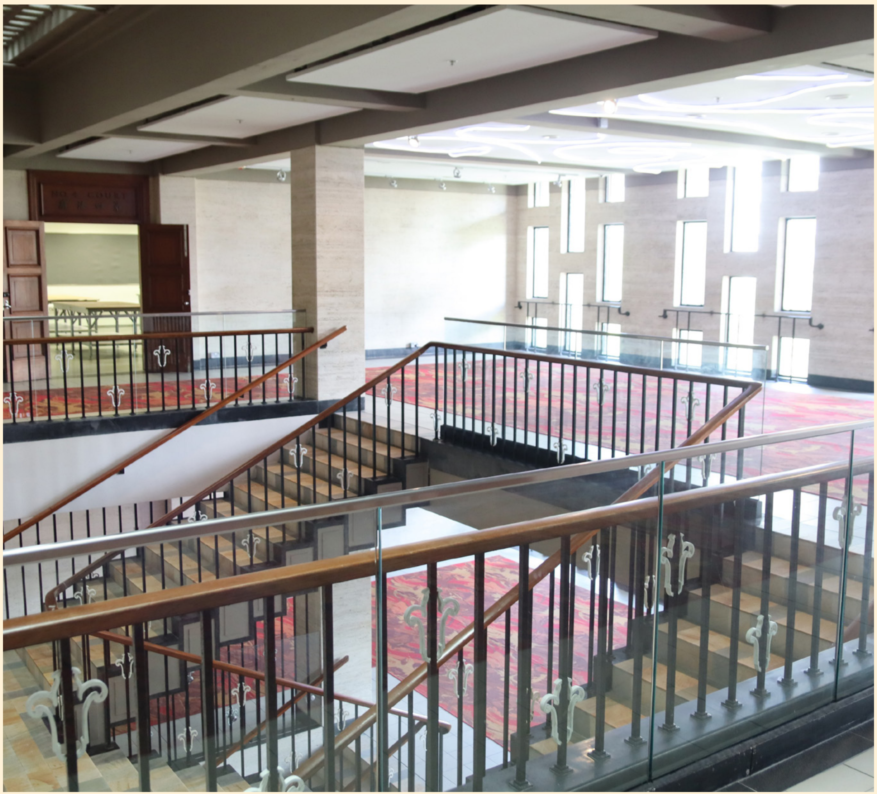


[Fig. 1.21] South Enterance for Pedestrian, 2020
Source: HK01
Available from: https://www.hk01.com/社會新聞/513273/ (accessed August 04, 2024)

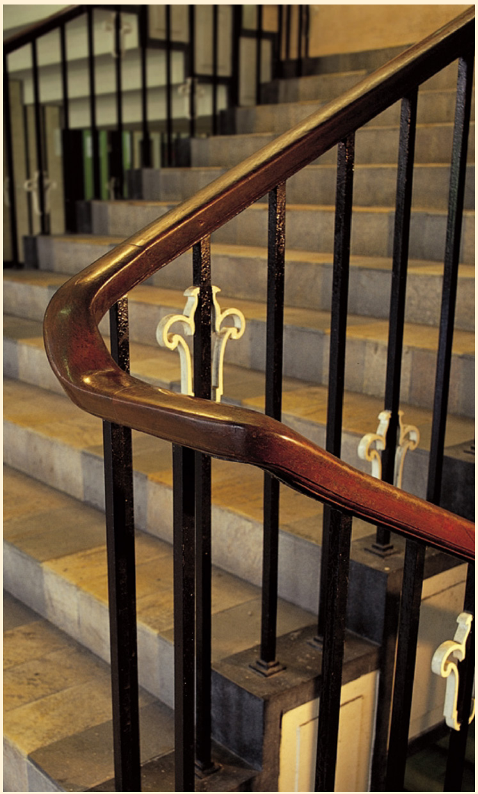


[Fig. 1.22] North Enterance for Daily Traffic and Delivery, 2020
Source: Conserve and Revitalise Hong Kong Heritage
Available from: https://www.heritage.gov.hk/en/revitalisation-scheme (accessed August 04, 2024)

In the interior of the NKM Building, the focus is on an entry that gives way via a staircase to the second floor from the ground floor. The Italianate staircase is highlighted with ornamental balustrades with Grecian motifs, while the stairs employ one central light well that borrows light and enhances illumination within the space.

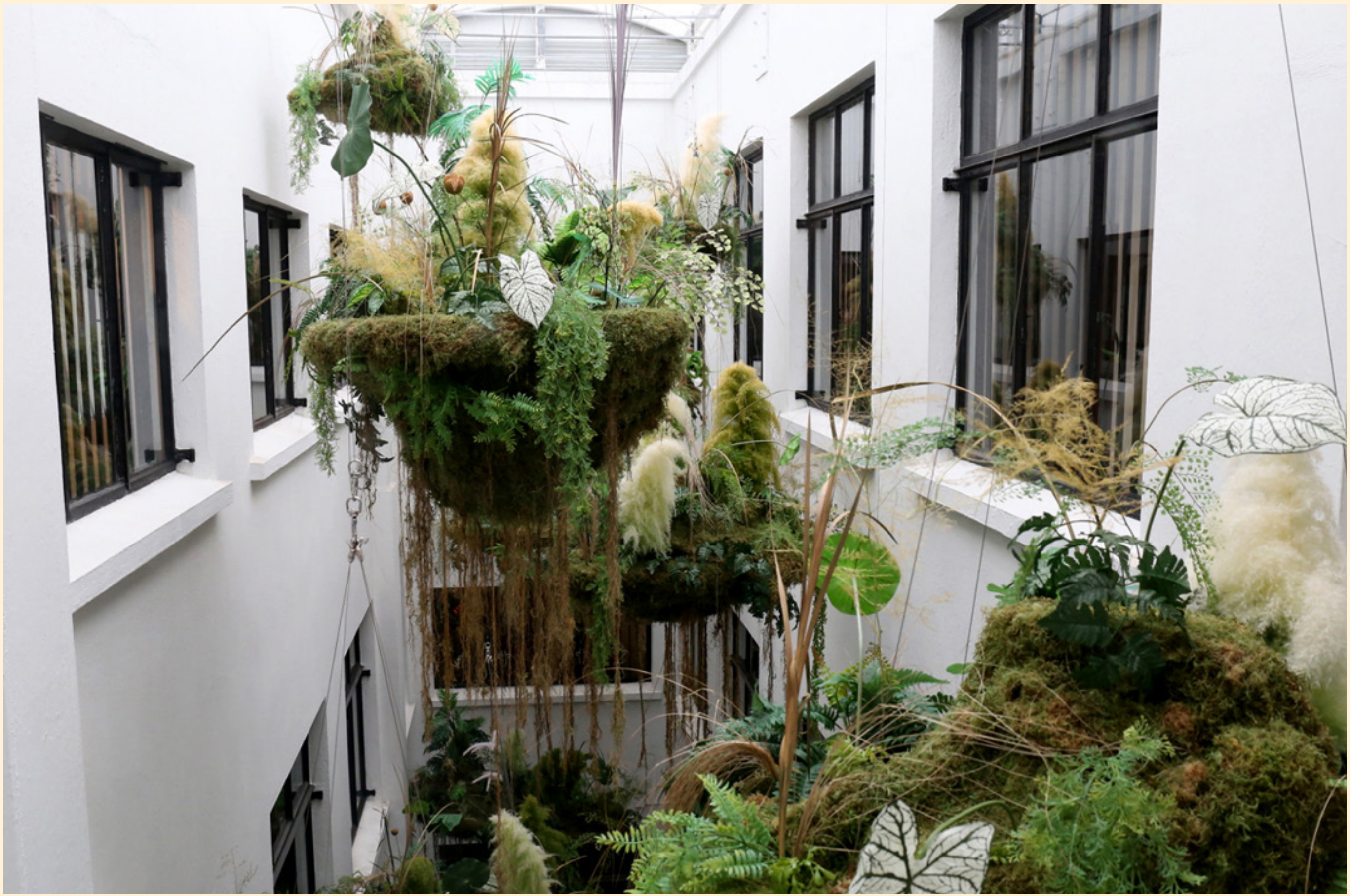


[Fig. 1.23] Central Stair Case, 2020



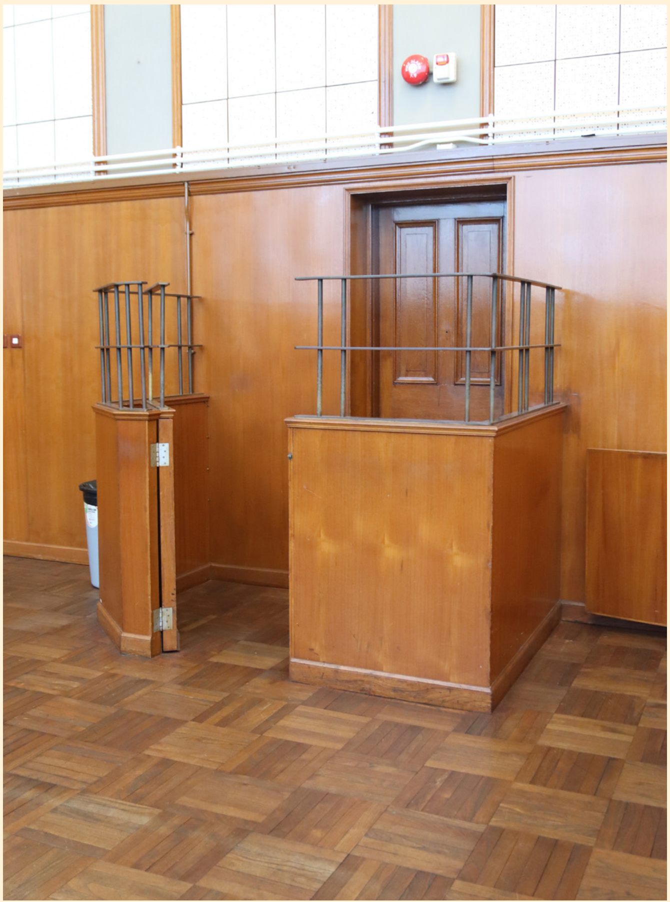
[Fig. 1.24] Iron work on the Central Stair Case, 2020

Photos Above
Source: Conserve and Revitalise Hong Kong Heritage
Available from: https://www.heritage.gov.hk/en/revitalisation-scheme (accessed August 04, 2024)

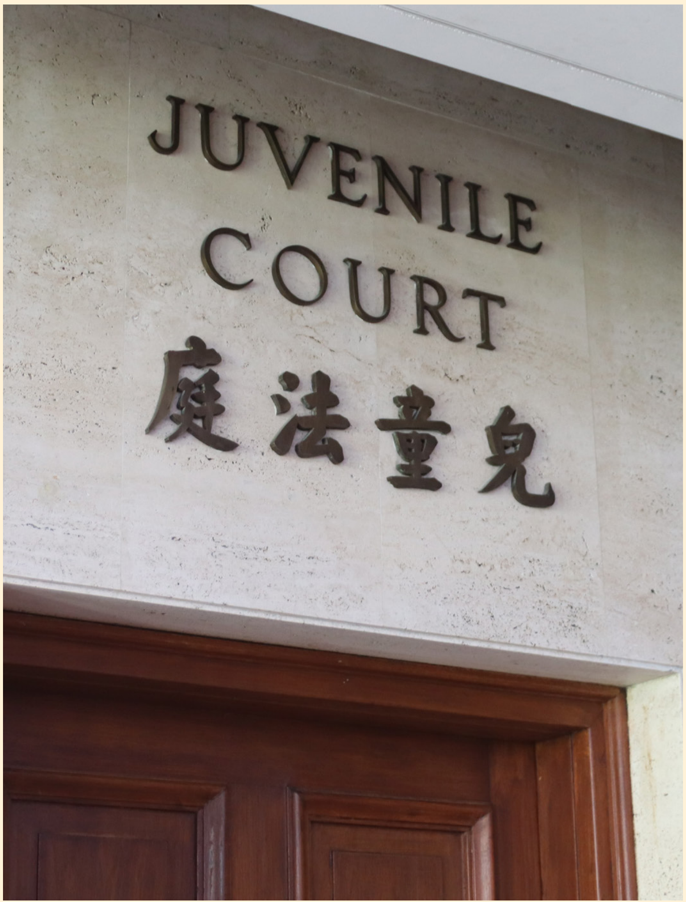


[Fig. 1.25] Central Light Well, 2019
Source: World Photo Gallery
Available from: https://www.globalphotos.org/hk-scad.htm (accessed August 04, 2024)

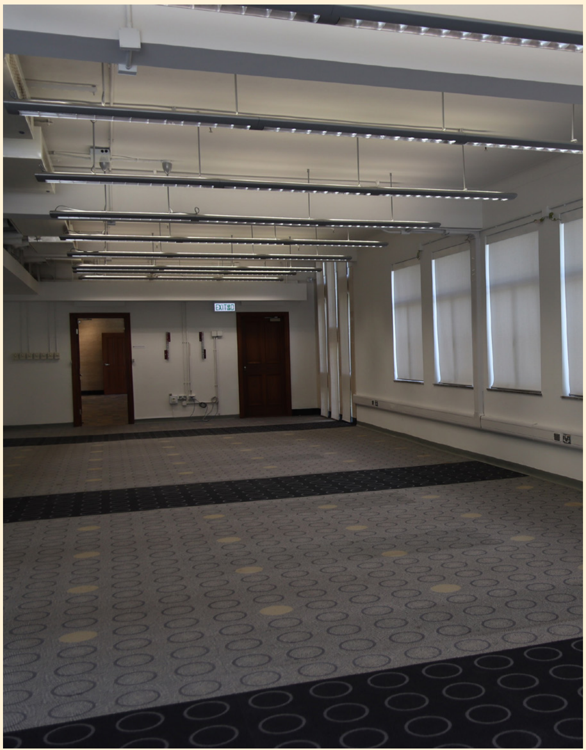
It follows a structural system of slabs, beams, and columns which in turn are finished with wall, ceiling, and floor finishes. The internal decorative features include solid panelled and moulded hardwood doors, moulded architraves, teak wall panelling, marble wall finishes, and stone flooring to entrance hall and central hall staircases. Splayed and moulded cornices also feature, as does ornamental ironwork including balustrades, metal guard bars and grilles, with fleur-de-lis motif throughout.



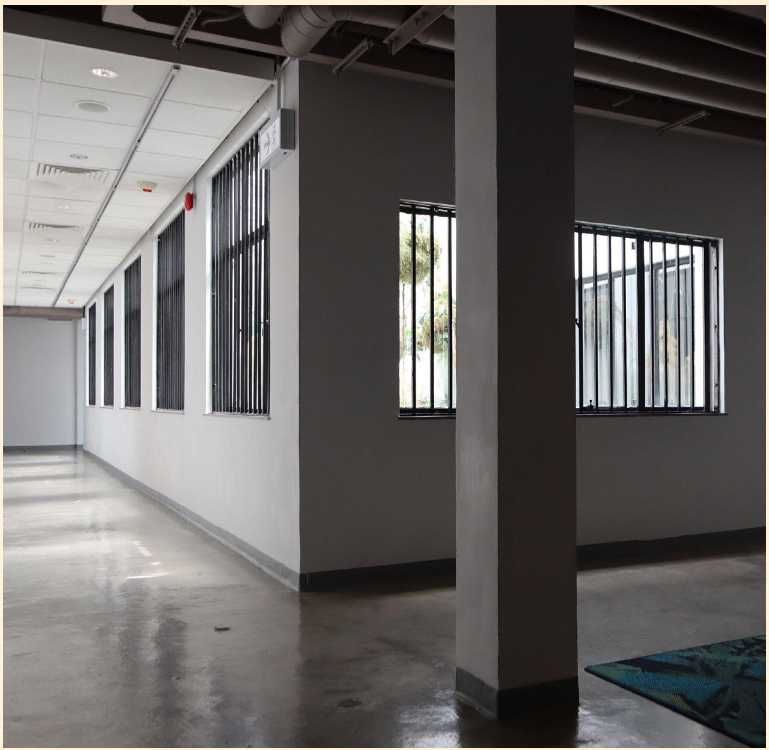
[Fig. 1.26] Court with Teak Wall Panelling & Parquet, 2020



[Fig. 1.27] Wall With Marble Cladding And Bronze Lettering, 2020

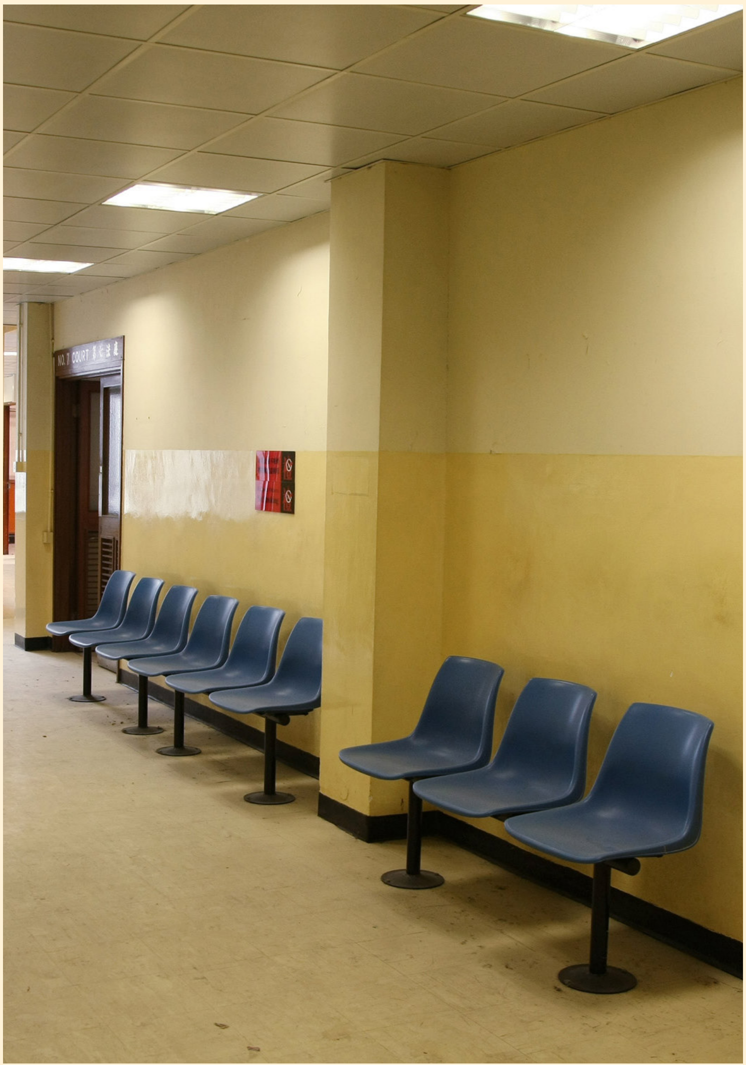


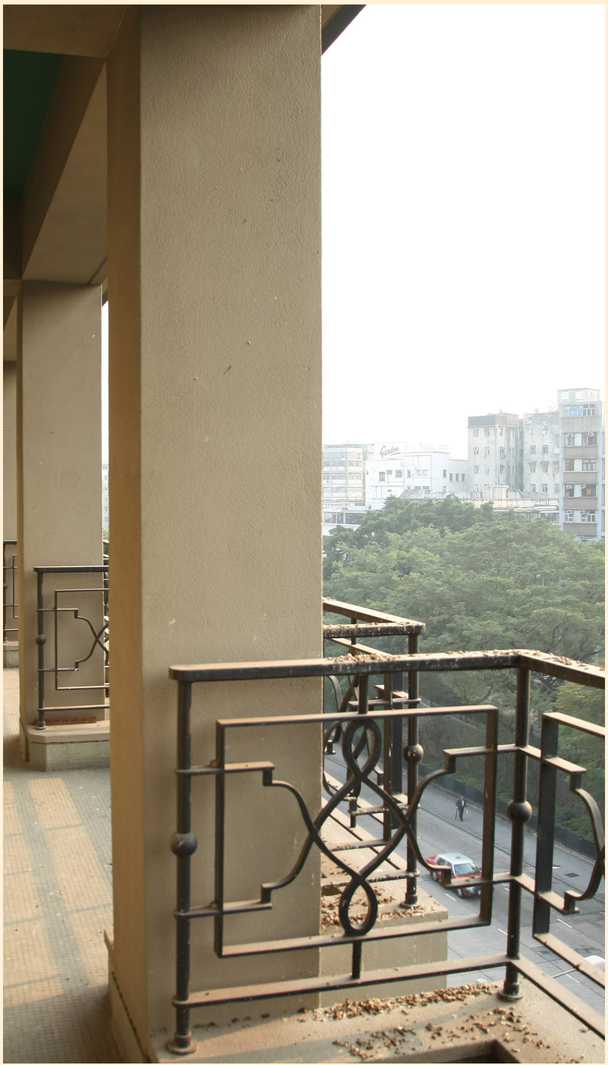
[Fig. 1.28] A room with carpeting installed during the 2009 renovation, 2020

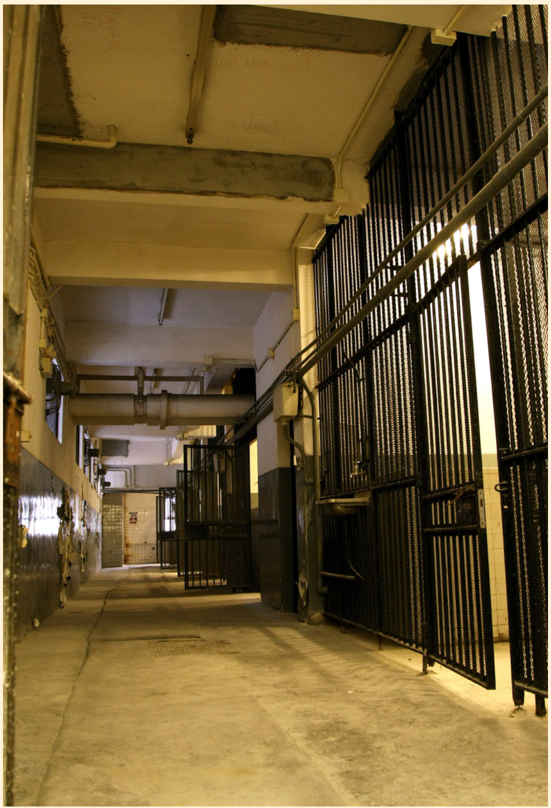


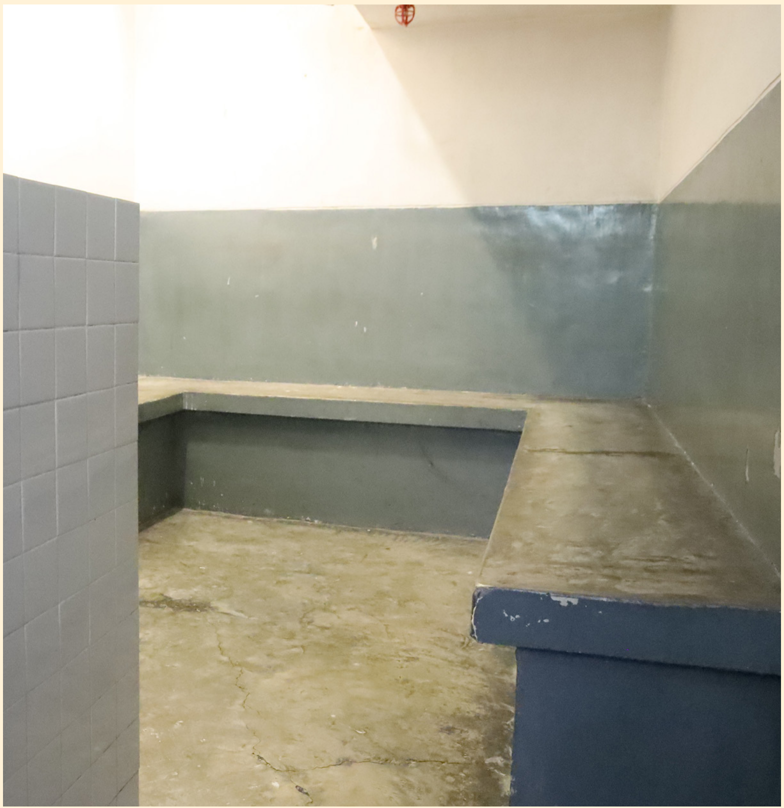
[Fig. 1.29] Corridor with Concrete Flooring And Plastered Walls, 2020

Photos Above
Source: Conserve and Revitalise Hong Kong Heritage
Available from: https://www.heritage.gov.hk/en/revitalisation-scheme (accessed August 04, 2024)

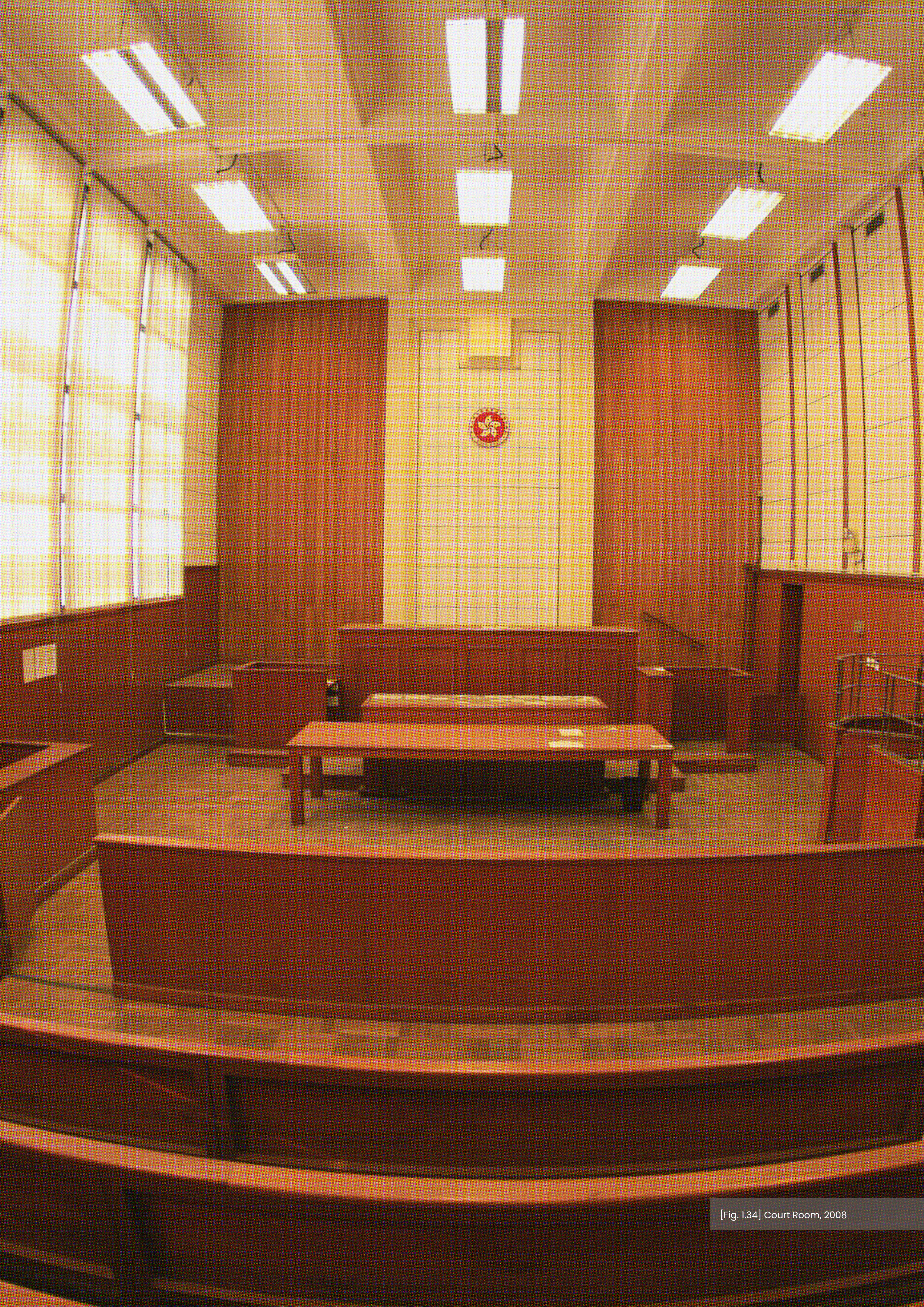

[Fig. 1.30] Waiting Room ith Plasted Wall & Vinly Flooring, 2008


[Fig. 1.31] Balcony on 3rd Floor, 2008


[Fig. 1.32] Detention Rooms with Metal Fence, 2008


[Fig. 1.33] Detention Rooms with Concrete Flooring and Plastered Seat, 2008

Photos Above & Next Page
Source: Conserve and Revitalise Hong Kong Heritage
Available from: https://www.heritage.gov.hk/en/revitalisation-scheme (accessed August 04, 2024)

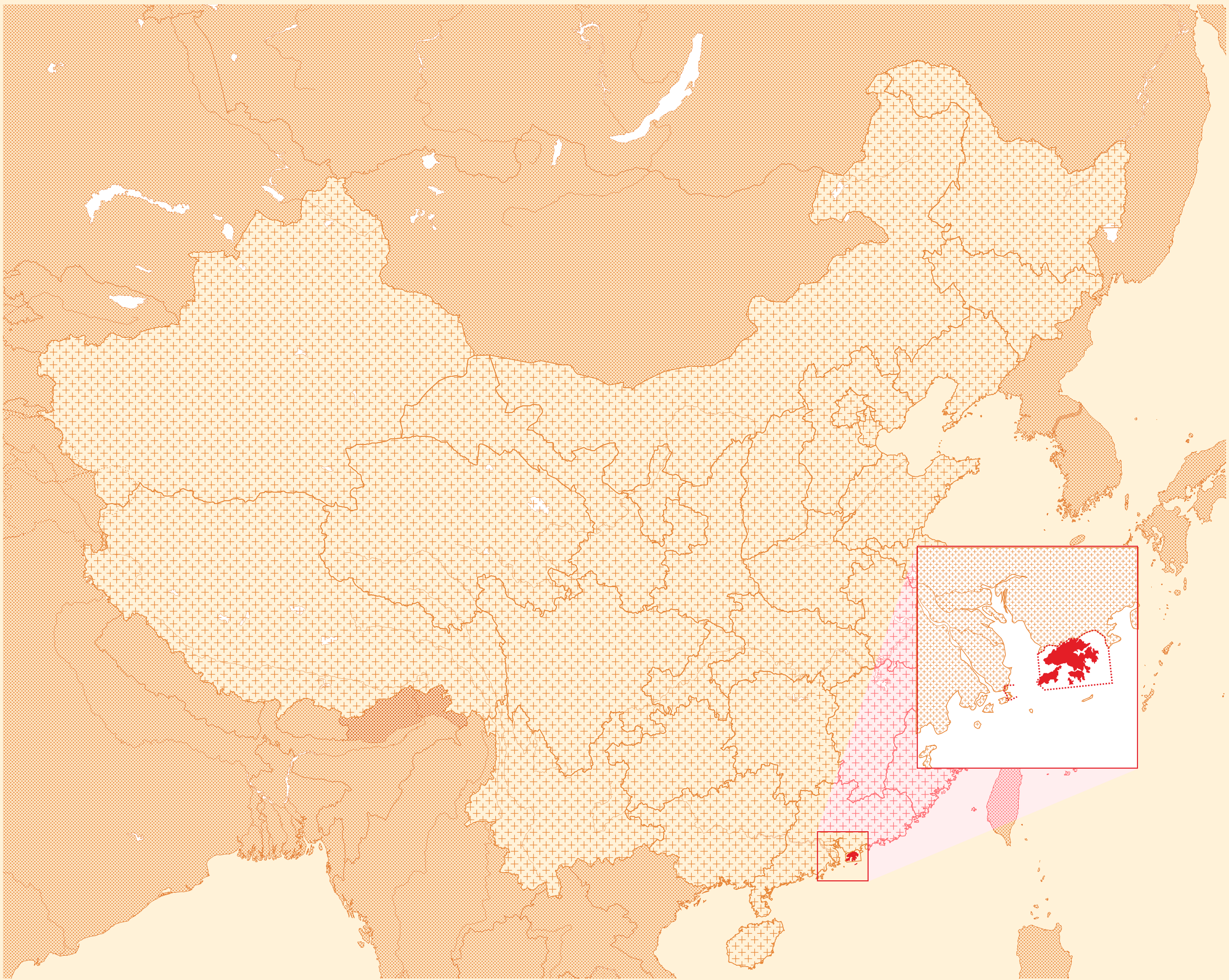


[Fig. 1.34] Court Room, 2008

02

Site Location

2.1 A Fromer British Colony: *Hong Kong*



[Fig. 2.1] Location of Hong Kong
Source: TUBSI@Wikimedia Commons
Available from: https://commons.wikimedia.org/wiki/File:Hong_Kong_in_China_(zoomed)_(%2Ball_claims_hatched).svg (accessed August 05, 2024)

Hong Kong faces the South China Sea, lying south of China. Its geographical position gives the city an oceanic subtropical monsoon climate with mild temperatures.[1] Because it lies in Southeast Asia, Hong Kong experiences one of the most dynamic monsoons of the world, moderated by an ocean that provides small annual temperature differences from inland regions and well-distributed annual rainfall.[2]

Hong Kong, which was a fishing village, emerged as an international trading center after colonization by Britain in the mid-19th century. It is geographically divided into Hong Kong Island, Kowloon, and the New Territories. This was done to denote the various stages of its formation as a British colony. The United Kingdom transferred sovereignty over Hong Kong to China on July 1, 1997. This tripartite division was retained and up to today is in use.

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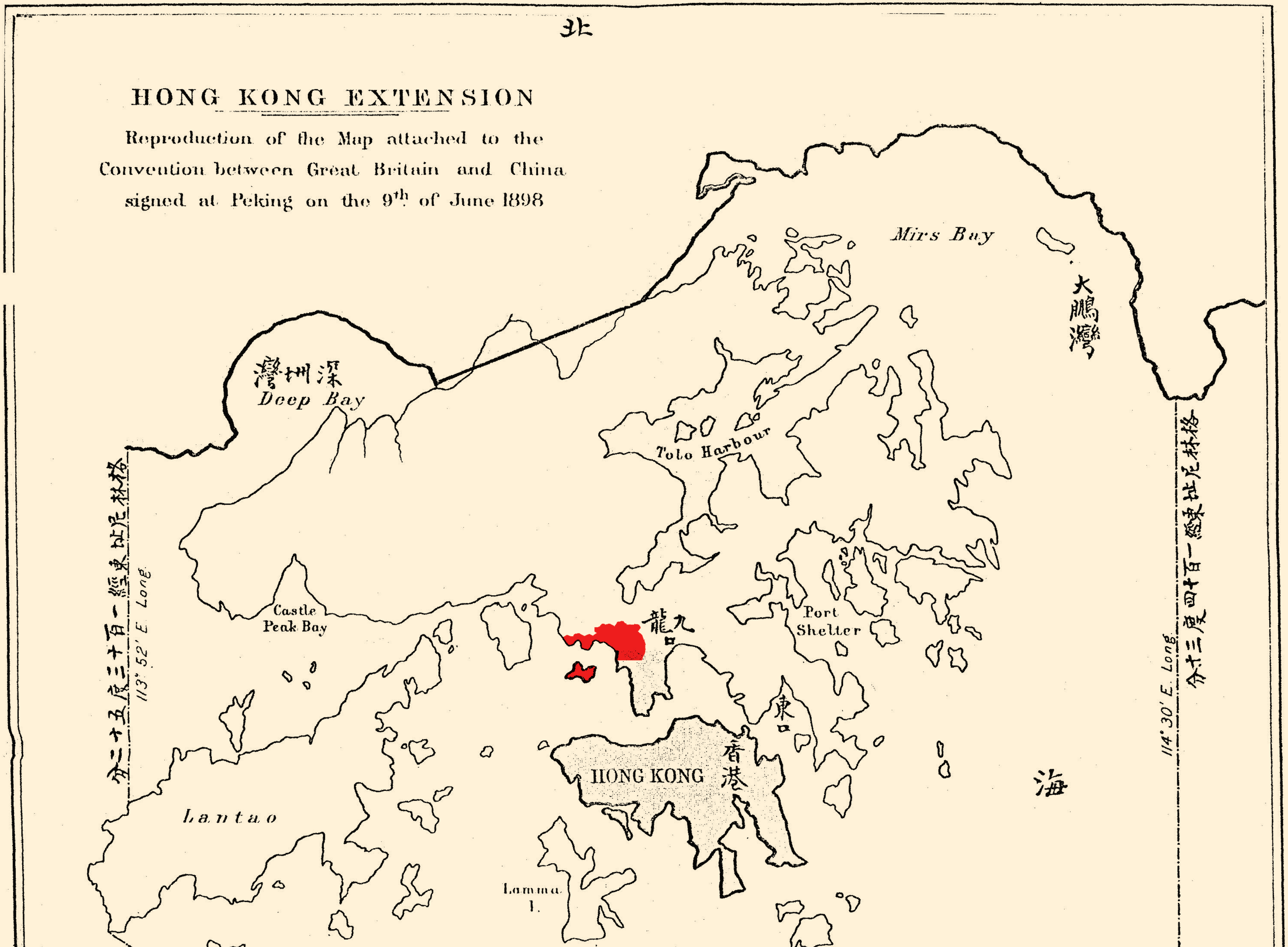
[1] Hong Kong Observatory. 2022. "*Climate of Hong Kong*". Accessed August 04, 2024. https://www.hko.gov.hk/en/cis/climahk.htm.

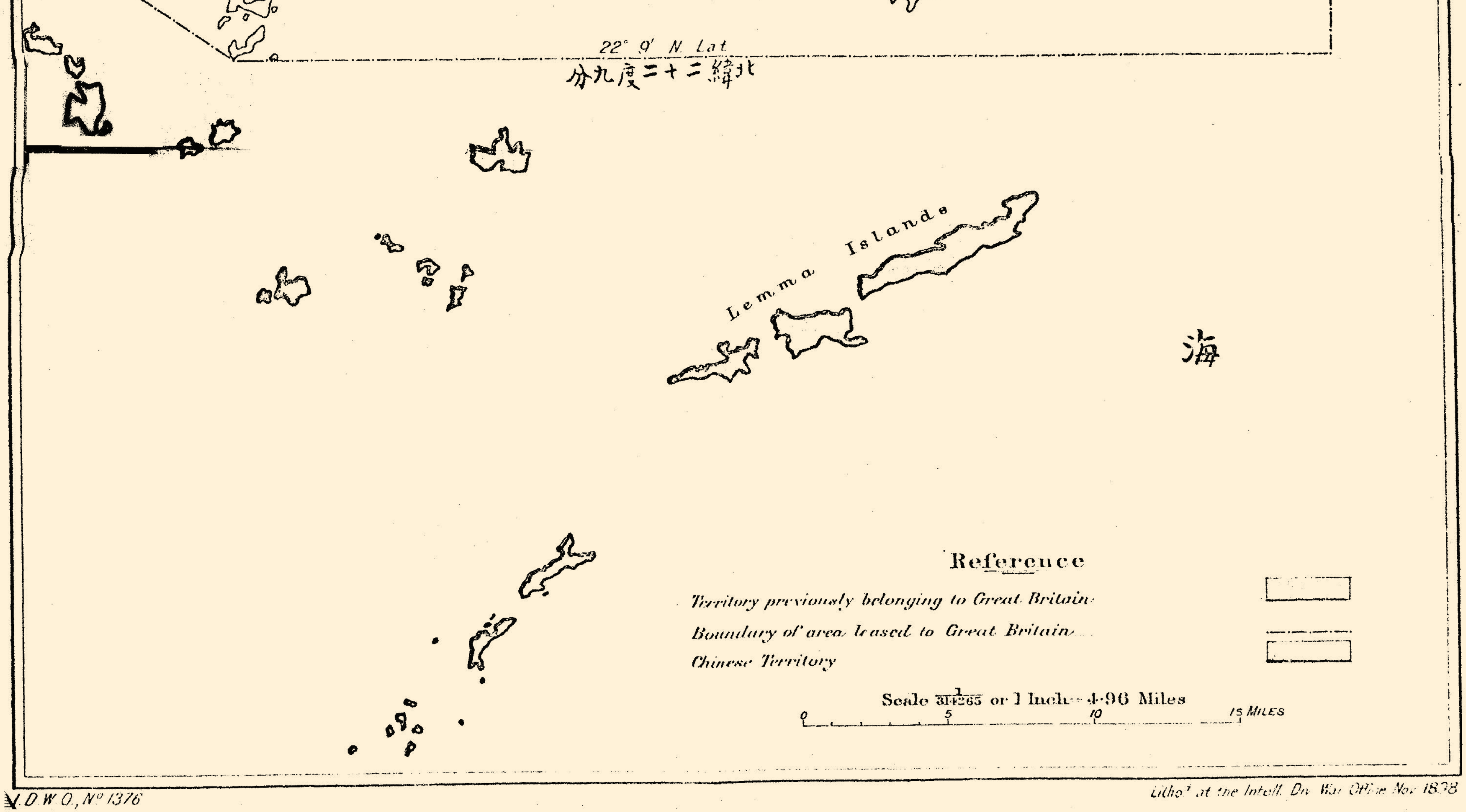
[2] Weather Spark. 2022. "*Climate and Average Weather Year Round in Hong Kong*". Accessed August 04, 2024. https://weatherspark.com/y/127942/ Average-Weather-in-Hong-Kong-Hong-Kong-SAR-China-Year-Round.



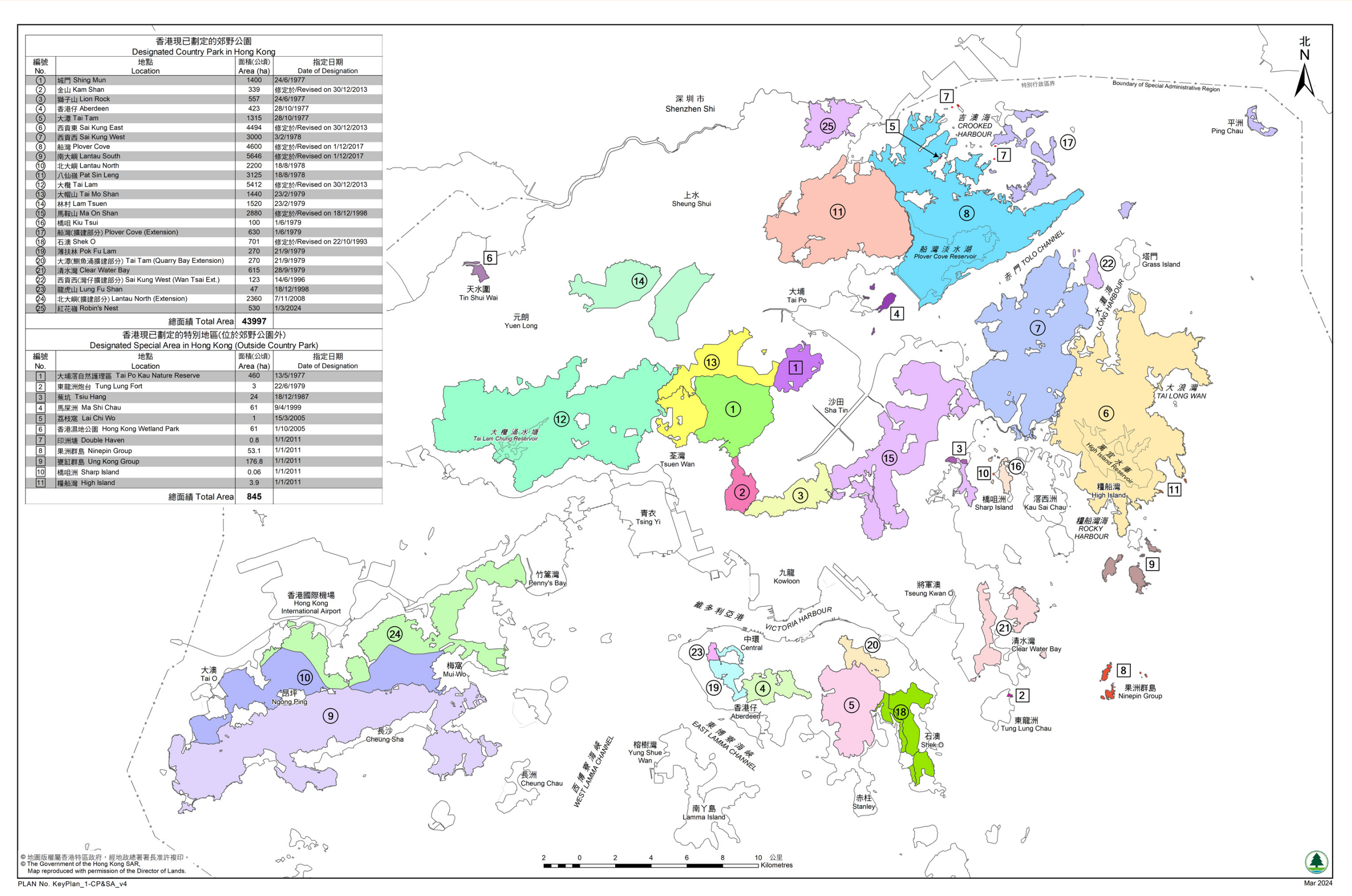
HONG KONG EXTENSION

Reproduction of the Map attached to the Convention between Great Britain and China signed at Peking on the 9th of June 1898

北
深圳灣
Deep Bay
Mirs Bay
大鵬灣
Tolo Harbour
Castle Peak Bay
九龍
Port Shelter
東
香港
HONG KONG
海
Lantao
Lamma I.
格林尼址東經一百十三度五十二分
113° 52' E. Long
格林尼址東經一百十四度三十分
114° 30' E. Long


22° 9′ N. Lat.
北緯二十二度九分
Lemma Islands
海
Reference
Territory previously belonging to Great Britain
Boundary of area leased to Great Britain
Chinese Territory
Scale 1/314265 or 1 Inch = 4·96 Miles
0
5
10
15 MILES
I.D.W.O., No 1376
Litho? at the Intell. Div. War Office Nov 1898

[Fig. 2.2] Map of the Second Convention of Peking, illustrating the extension of Hong Kong territory. The map depicts the British colonial boundaries of Hong Kong, with Sham Shui Po District highlighted in red. 1898.
Source: Afakv@Afakv's Memories
Available from: https://afakv.home.blog/2019/06/09/an-extension-of-hong-kong-territory/ (accessed August 05, 2024)


北
N
深圳市
Shenzhen Shi
上水
Sheung Shui
天水圍
Tin Shui Wai
元朗
Yuen Long
大埔
Tai Po
沙田
Sha Tin
荃灣
Tsuen Wan
青衣
Tsing Yi
九龍
Kowloon
將軍澳
Tseung Kwan O
中環
Central
香港仔
Aberdeen
赤柱
Stanley
石澳
Shek O
東龍洲
Tung Lung Chau
清水灣
Clear Water Bay
果洲群島
Ninepin Group
橋咀洲
Sharp Island
滘西洲
Kau Sai Chau
糧船灣
High Island
糧船灣海
ROCKY HARBOUR
大浪灣
TAI LONG WAN
塔門
Grass Island
平洲
Ping Chau
吉澳海
CROOKED HARBOUR
船灣淡水湖
Plover Cove Reservoir
赤門 TOLO CHANNEL
大灘海 LONG HARBOUR
萬宜水庫
High Island Reservoir
大欖涌水塘
Tai Lam Chung Reservoir
竹篙灣
Penny's Bay
香港國際機場
Hong Kong International Airport
大澳
Tai O
昂坪
Ngong Ping
梅窩
Mui Wo
長沙
Cheung Sha
長洲
Cheung Chau
榕樹灣
Yung Shue Wan
南丫島
Lamma Island
維多利亞港
VICTORIA HARBOUR
西博寮海峽
WEST LAMMA CHANNEL
東博寮海峽
EAST LAMMA CHANNEL
特別行政區界
Boundary of Special Administrative Region
2 0 2 4 6 8 10 公里
Kilometres
© 地圖版權屬香港特區政府，經地政總署署長准許複印。
© The Government of the Hong Kong SAR.
Map reproduced with permission of the Director of Lands.
PLAN No. KeyPlan_1-CP&SA_v4
Mar 2024

香港現已劃定的郊野公園
Designated Country Park in Hong Kong

編號 No.	地點 Location	面積(公頃) Area (ha)	指定日期 Date of Designation
①	城門 Shing Mun	1400	24/6/1977
②	金山 Kam Shan	339	修定於/Revised on 30/12/2013
③	獅子山 Lion Rock	557	24/6/1977
④	香港仔 Aberdeen	423	28/10/1977
⑤	大潭 Tai Tam	1315	28/10/1977
⑥	西貢東 Sai Kung East	4494	修定於/Revised on 30/12/2013
⑦	西貢西 Sai Kung West	3000	3/2/1978
⑧	船灣 Plover Cove	4600	修定於/Revised on 1/12/2017
⑨	南大嶼 Lantau South	5646	修定於/Revised on 1/12/2017
⑩	北大嶼 Lantau North	2200	18/8/1978
⑪	八仙嶺 Pat Sin Leng	3125	18/8/1978
⑫	大欖 Tai Lam	5412	修定於/Revised on 30/12/2013
⑬	大帽山 Tai Mo Shan	1440	23/2/1979
⑭	林村 Lam Tsuen	1520	23/2/1979
⑮	馬鞍山 Ma On Shan	2880	修定於/Revised on 18/12/1998
⑯	橋咀 Kiu Tsui	100	1/6/1979
⑰	船灣(擴建部分) Plover Cove (Extension)	630	1/6/1979
⑱	石澳 Shek O	701	修定於/Revised on 22/10/1993
⑲	薄扶林 Pok Fu Lam	270	21/9/1979
⑳	大潭(鰂魚涌擴建部分) Tai Tam (Quarry Bay Extension)	270	21/9/1979
㉑	清水灣 Clear Water Bay	615	28/9/1979
㉒	西貢西(灣仔擴建部分) Sai Kung West (Wan Tsai Ext.)	123	14/6/1996
㉓	龍虎山 Lung Fu Shan	47	18/12/1998
㉔	北大嶼(擴建部分) Lantau North (Extension)	2360	7/11/2008
㉕	紅花嶺 Robin's Nest	530	1/3/2024
	總面積 Total Area	**43997**	

香港現已劃定的特別地區(位於郊野公園外)
Designated Special Area in Hong Kong (Outside Country Park)

編號 No.	地點 Location	面積(公頃) Area (ha)	指定日期 Date of Designation
1	大埔滘自然護理區 Tai Po Kau Nature Reserve	460	13/5/1977
2	東龍洲炮台 Tung Lung Fort	3	22/6/1979
3	蕉坑 Tsiu Hang	24	18/12/1987
4	馬屎洲 Ma Shi Chau	61	9/4/1999
5	荔枝窩 Lai Chi Wo	1	15/3/2005
6	香港濕地公園 Hong Kong Wetland Park	61	1/10/2005
7	印洲塘 Double Haven	0.8	1/1/2011
8	果洲群島 Ninepin Group	53.1	1/1/2011
9	甕缸群島 Ung Kong Group	176.8	1/1/2011
10	橋咀洲 Sharp Island	0.06	1/1/2011
11	糧船灣 High Island	3.9	1/1/2011
	總面積 Total Area	**845**	

[Fig. 2.3] Location of Country Parks (Not Developable Area) in Hong Kong, 2024
Source: Agriculture, Fisheries and Conservation Department
Available from: https://www.afcd.gov.hk/english/country/cou_lea/files/common/KeyPlan_1_CP_SA_ver4_20240223.pdf (accessed August 05, 2024)

With a population of 7.5 million people at the end of 2023 and a population density reaching 6,702 people per km²,[3] Hong Kong is one of the most densely populated metropolises in the world. Because of that, there is very little flat land within its often mountainous terrain; this restricts the land that is available for development. During the early period after the founding of Hong Kong, most of the New Territories and its environs were under woodland, scrubs, and farming villages. This did not really reflect large-scale development. Because of the nature of the topography, about 75%[4] of Hong Kong remains suburban and undeveloped today.

Hong Kong is famous for land scarcity.[5] The city has taken several land reclamation programs to create more space for residential and economic development, hence increasing the total area.

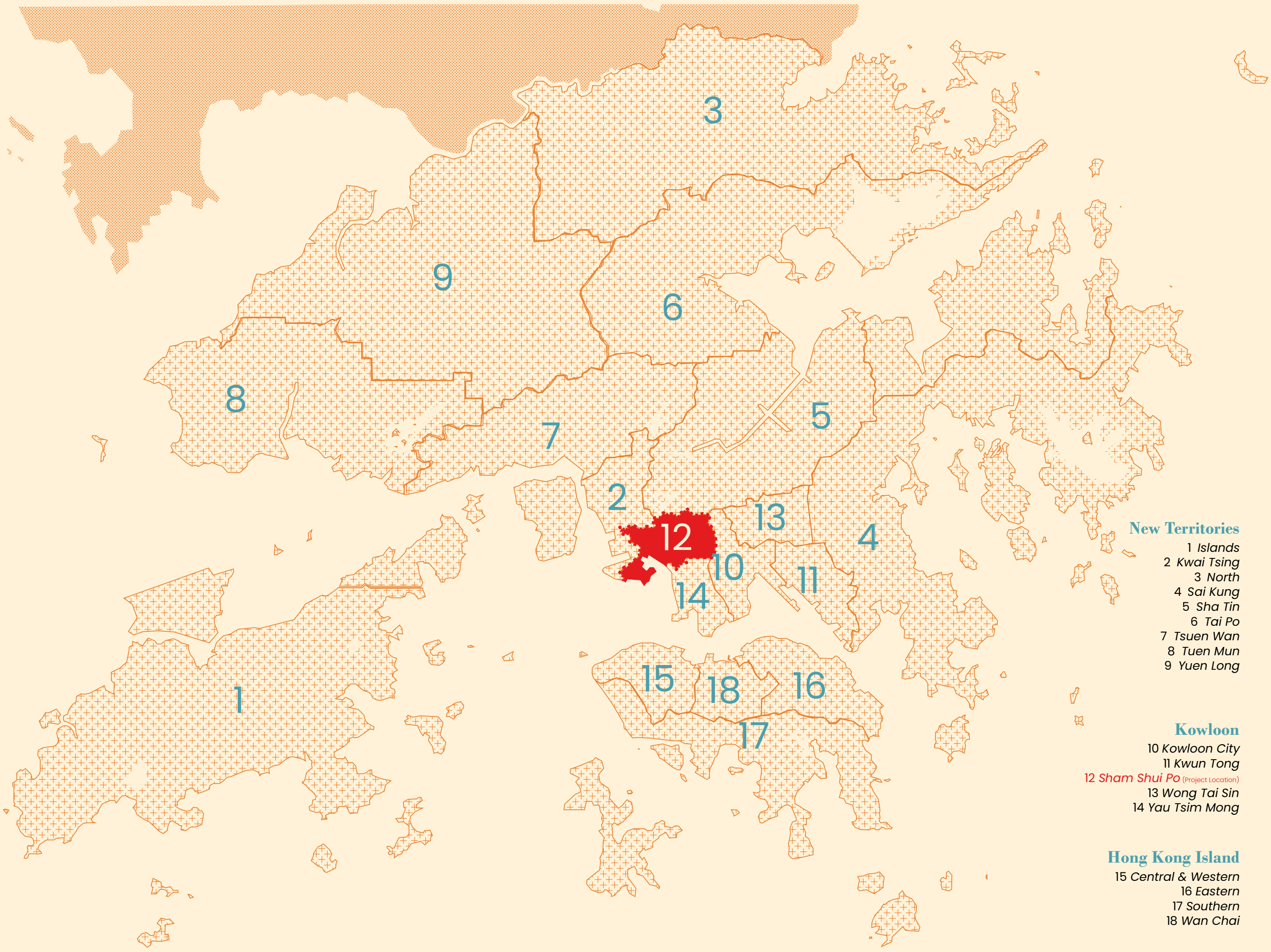
---

[3] Census and Statistics Department. 2024. *"C&SD : Population Estimates"*. Accessed June 25, 2024. https://www.censtatd.gov.hk/en/scode150.html .

[4] Hong Kong: Civil Engineering and Development Department. 2015. "*Land Usage Distribution in Hong Kong*", pp.4. Accessed August 04, 2024. https://www.cedd.gov.hk/filemanager/eng/content_954/Info_Sheet2.pdf .

[5] Ho, Pui Yin. 2018. *Making Hong Kong: A History of Its Urban Development*. Cheltenham & Northampton: Edward Elgar Publishing. p.307.

2.2 Dense and Congested Urban District: *Shum Shui Po*


3
9
6
8
7
5
2
12
13
4
10
11
14
1
15
18
16
17
New Territories
1 Islands
2 Kwai Tsing
3 North
4 Sai Kung
5 Sha Tin
6 Tai Po
7 Tsuen Wan
8 Tuen Mun
9 Yuen Long
Kowloon
10 Kowloon City
11 Kwun Tong
12 Sham Shui Po (Project Location)
13 Wong Tai Sin
14 Yau Tsim Mong
Hong Kong Island
15 Central & Western
16 Eastern
17 Southern
18 Wan Chai

[Fig. 2.4] Location of Sham Shui Po District
Source: Moddlyg@Wikimedia Commons
Available from: https://commons.wikimedia.org/wiki/File:Map_of_Hong_Kong_18_Districts_en.svg (accessed August 05, 2024)

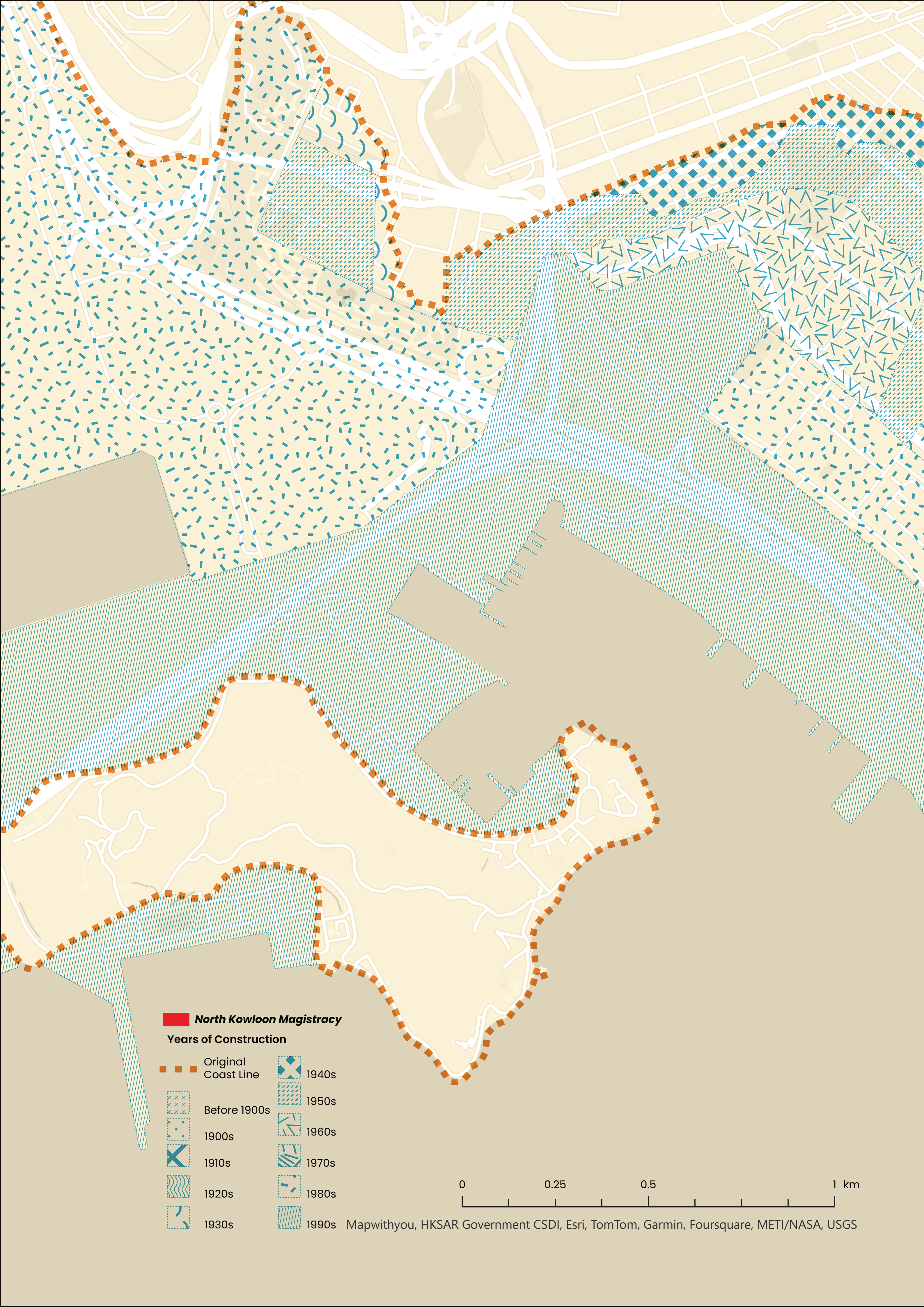
The Former North Kowloon Magistracy was designed as a major judicial hub for the Kowloon district, located on Tai Po Road in Sham Shui Po. At the same time, however, Sham Shui Po has a history much older than this, with evidence of settlement dating from at least the Eastern Han Dynasty, or around 20-220 CE.[6]

The year 1898 marked a watershed in the history of the area-the year when the Convention for the Extension of Hong Kong Territory was signed between the British and the Qing Government. It provided for the leasing of the New Territories to Britain, extending Hong Kong's control over the land north of Boundary Street up to the Shenzhen River. Sham Shui Po thus came formally into colonial administration[7] with this agreement and swiftly found its place in the evolving urban landscape of Hong Kong.

---

[6] Leisure and Cultural Services Department. 2023. *"Lei Cheng Uk Han Tomb."* Hong Kong Museum of History. Accessed August 04, 2024. https://www.lcsd.gov.hk/CE/Museum/History/en_US/web/mh/about-us/lei-cheng-uk-han-tomb.html.

[7] *Convention between the United Kingdom and China, Respecting an Extension of Hong Kong Territory, with a Map; Signed at Peking, June, 9, 1898*. London: H.M.S.O., 1898.


North Kowloon Magistracy
Years of Construction
Original Coast Line
Before 1900s
1900s
1910s
1920s
1930s
1940s
1950s
1960s
1970s
1980s
1990s
0
0.25
0.5
1 km

Mapwithyou, HKSAR Government CSDI, Esri, TomTom, Garmin, Foursquare, METI/NASA, USGS

2.2.1 Land Reclamation in the 20th Century

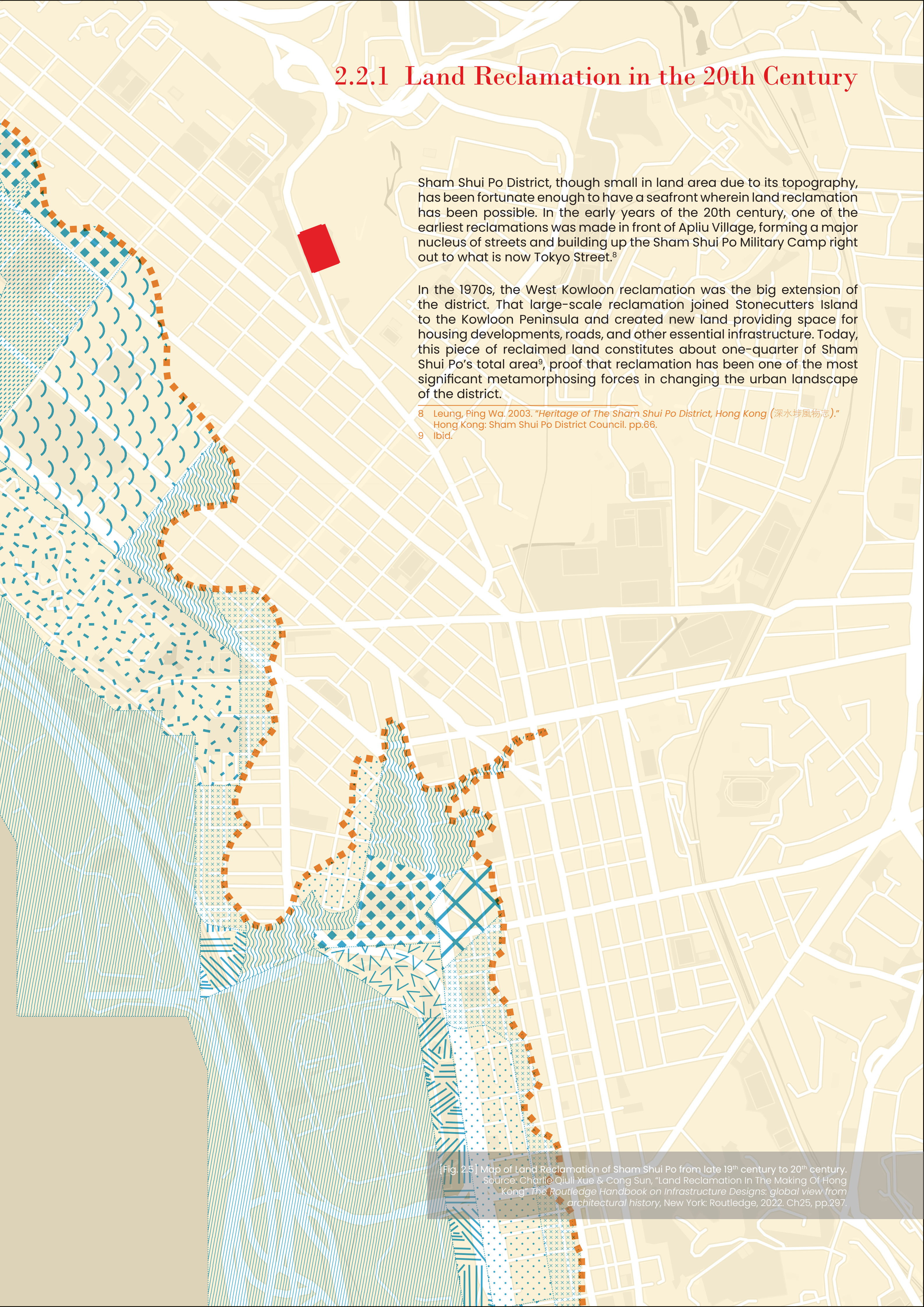
Sham Shui Po District, though small in land area due to its topography, has been fortunate enough to have a seafront wherein land reclamation has been possible. In the early years of the 20th century, one of the earliest reclamations was made in front of Apliu Village, forming a major nucleus of streets and building up the Sham Shui Po Military Camp right out to what is now Tokyo Street.[8]

In the 1970s, the West Kowloon reclamation was the big extension of the district. That large-scale reclamation joined Stonecutters Island to the Kowloon Peninsula and created new land providing space for housing developments, roads, and other essential infrastructure. Today, this piece of reclaimed land constitutes about one-quarter of Sham Shui Po's total area[9], proof that reclamation has been one of the most significant metamorphosing forces in changing the urban landscape of the district.

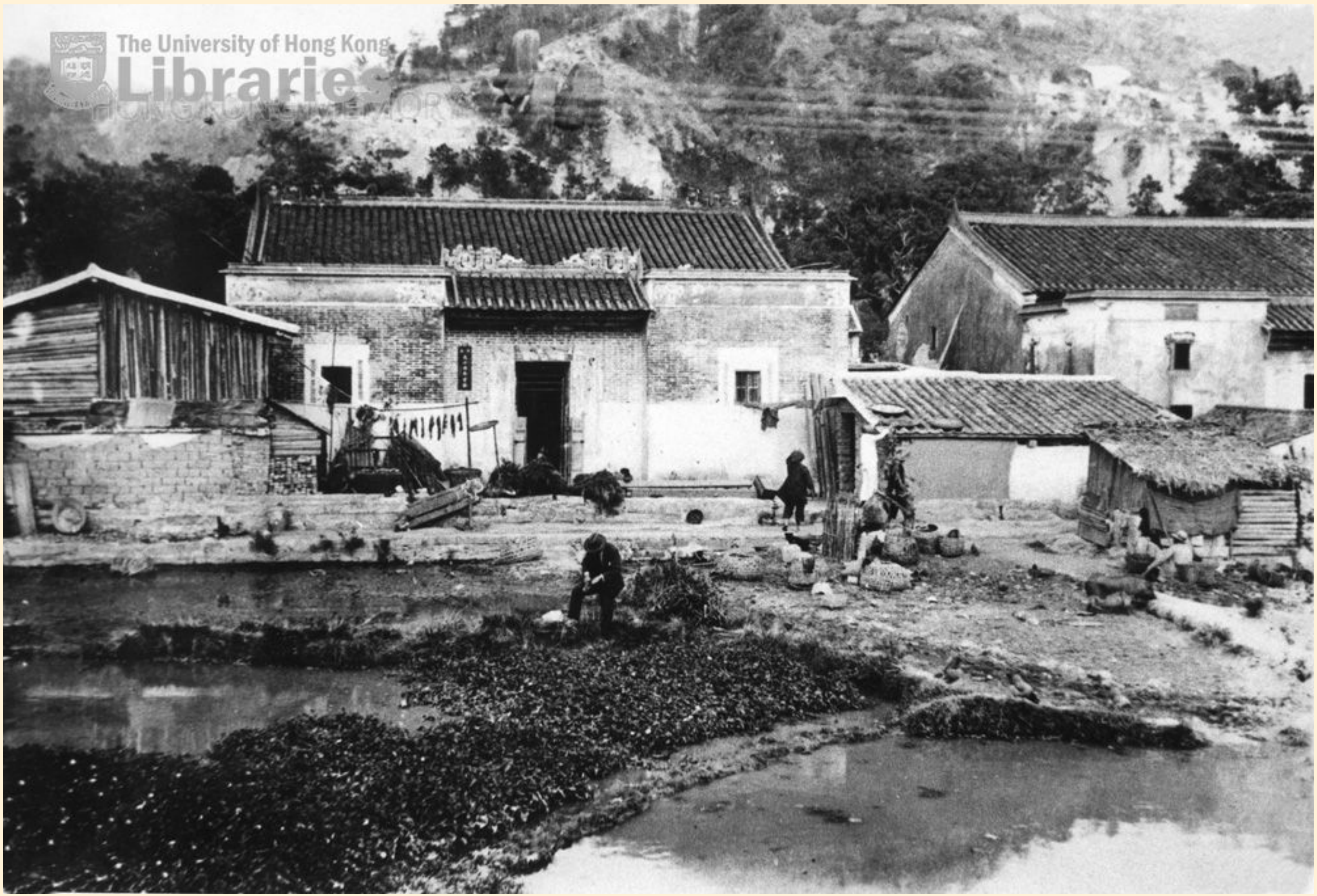
---

[8] Leung, Ping Wa. 2003. "*Heritage of The Sham Shui Po District, Hong Kong* (深水埗風物志)." Hong Kong: Sham Shui Po District Council. pp.66.

[9] Ibid.



[Fig. 2.5] Map of Land Reclamation of Sham Shui Po from late 19th century to 20th century. Source: Charlie Qiuli Xue & Cong Sun, "Land Reclamation In The Making Of Hong Kong". *The Routledge Handbook on Infrastructure Designs*: *global view from architectural history*, New York: Routledge, 2022. Ch25, pp.297.



[Fig. 2.6] Village houses at Sham Shui Po, Earily 1900s.
Source: University of Hong Kong Libraries. Special Collections
Available from: https://digitalrepository.lib.hku.hk/catalog/zk51vp06w (accessed August 05, 2024)

Tai Po Road was designed to connect Kowloon with the new territories acquired in New Territory after the Second Convention of Peking. Reclamations for land development started in Sham Shui Po in 1912[10]. As a result, the northern original villages in Sham Shui Po were demolished for the newly designed streets and tenement buildings, pushing the northern boundary up to higher positions of the Tai Po Road.[11]

During this age of rapid urban growth, Sham Shui Po experienced a sea change as development overflowed from Mongkok into the district. The Chinese population in Sham Shui Po grew explosively from a mere 2,221 persons in 1906[12] to 49,597 by 1931[13]. Major infrastructure works were very essential in modernizing the area: the laying of Castle Peak Road, Cheung Sha Wan Road, and Lai Chi Kok Road.[14]

The establishment of the Sham Shui Po Barracks also contributed another feature to this district, reflecting its growing strategic significance. These barracks were to stand in the area until the 1980[15]. Overall, both the infrastructural development and population increase were important factors that transformed Sham Shui Po from a rural settlement into an important urban district in Kowloon.

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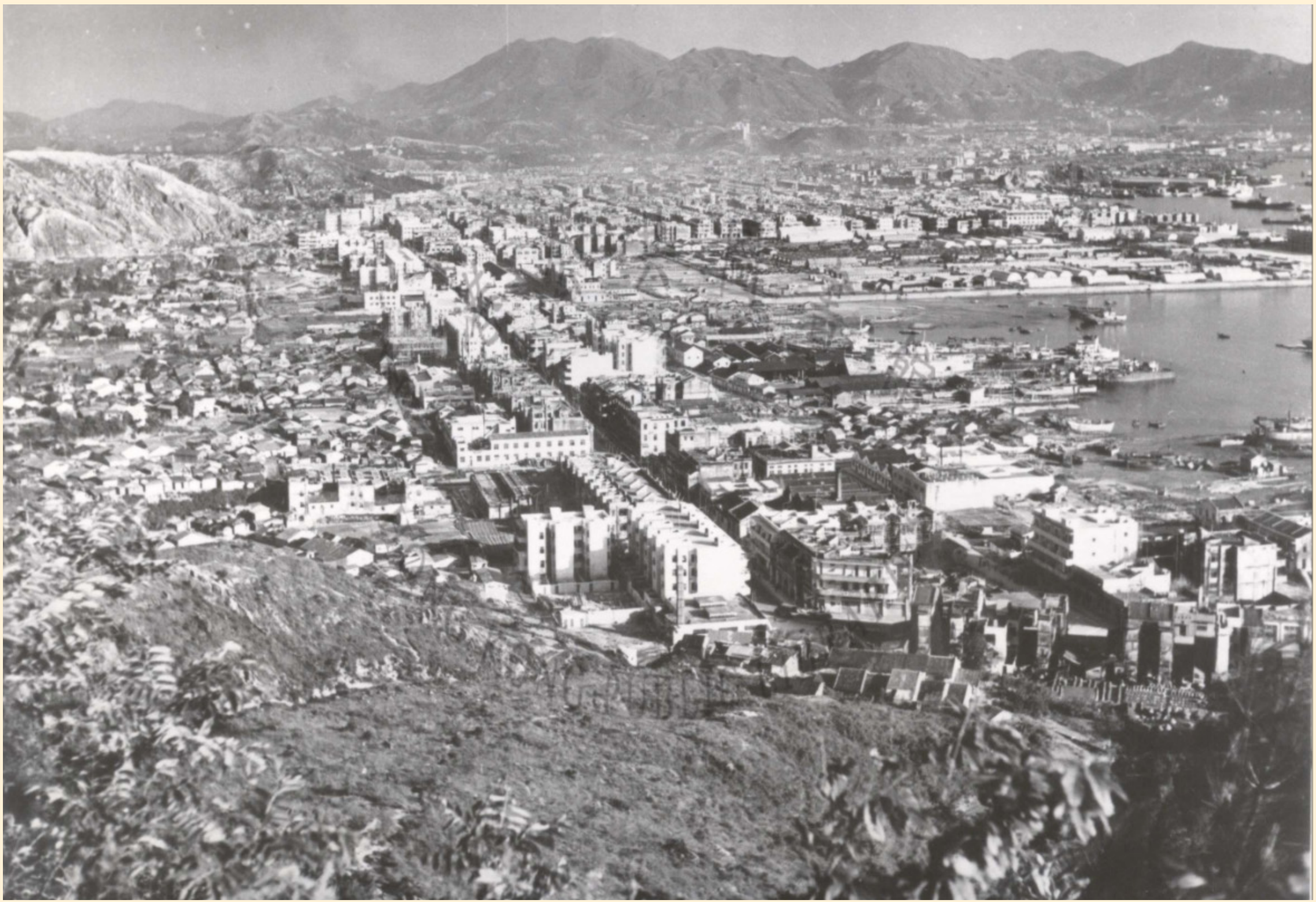
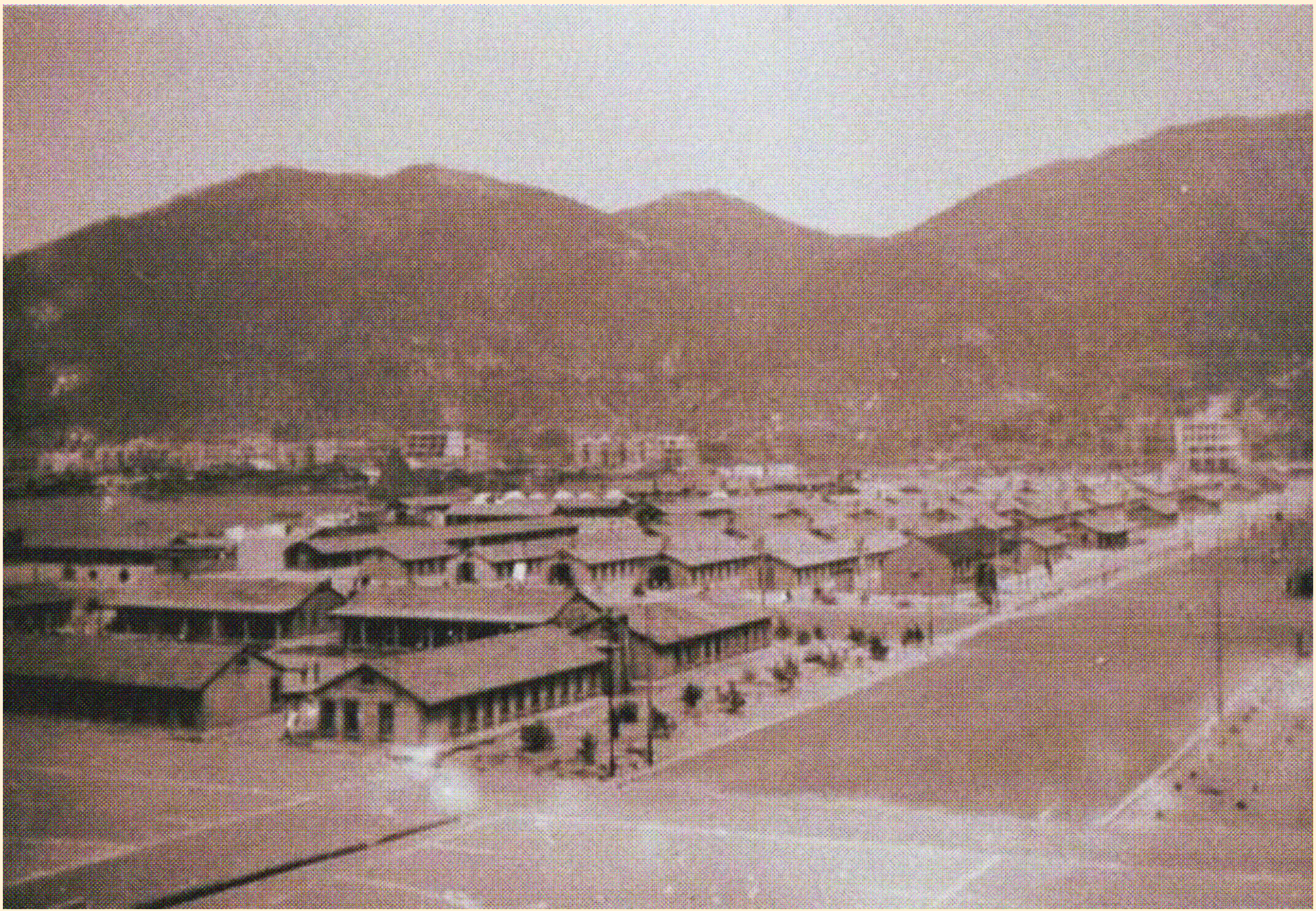
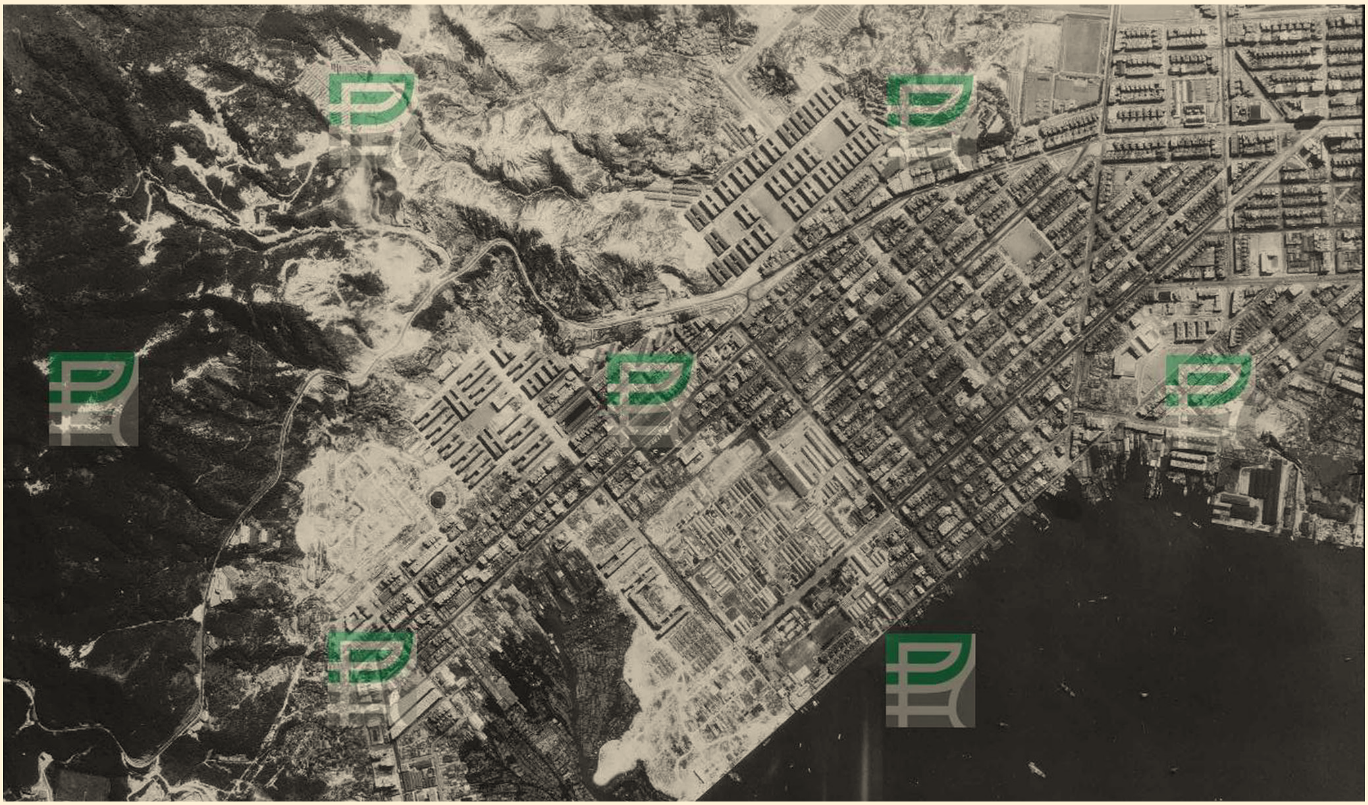
[10] Ho, Pui Yin. 2018. “Expansion of the territory (1898–1941)“. *Making Hong Kong: A History of Its Urban Development* (Cit.) pp.91.
[11] Chan, Tianquan. 2018. “Sham Shui Po History and Culture Series: (I) Sham Shui Po before and after the British rule (深水埗歷史文化系列：(I) 英治前後的深水埗)”. Hong Kong : Hong Kong Public Library, Leisure and Cultural Services Department. Accessed April 25, 2023. https://mmis.hkpl.gov.hk/c/portal/cover?c=QF757YsWv5%2F6rByrziBvQ5smAoJb28no&ref=LPEC03.
[12] Hong Kong Sessional Papers. 1906. *Report on the Census of the Colony for 1906.* Hong Kong. pp.276.
[13] Hong Kong Sessional Papers. 1931. *Report on Census of 1931.* Hong Kong. pp.99.
[14] Ho Pui Yin, 2018 “Expansion of the territory (1898–1941).” *Making Hong Kong: A History of Its Urban Development* (Cit.) pp.93.
[15] Man-wah Chung, 2010. “*Sham Shui Po Story. (深水埗故事).*” Hong Kong: SEE Network Limited. pp.21.



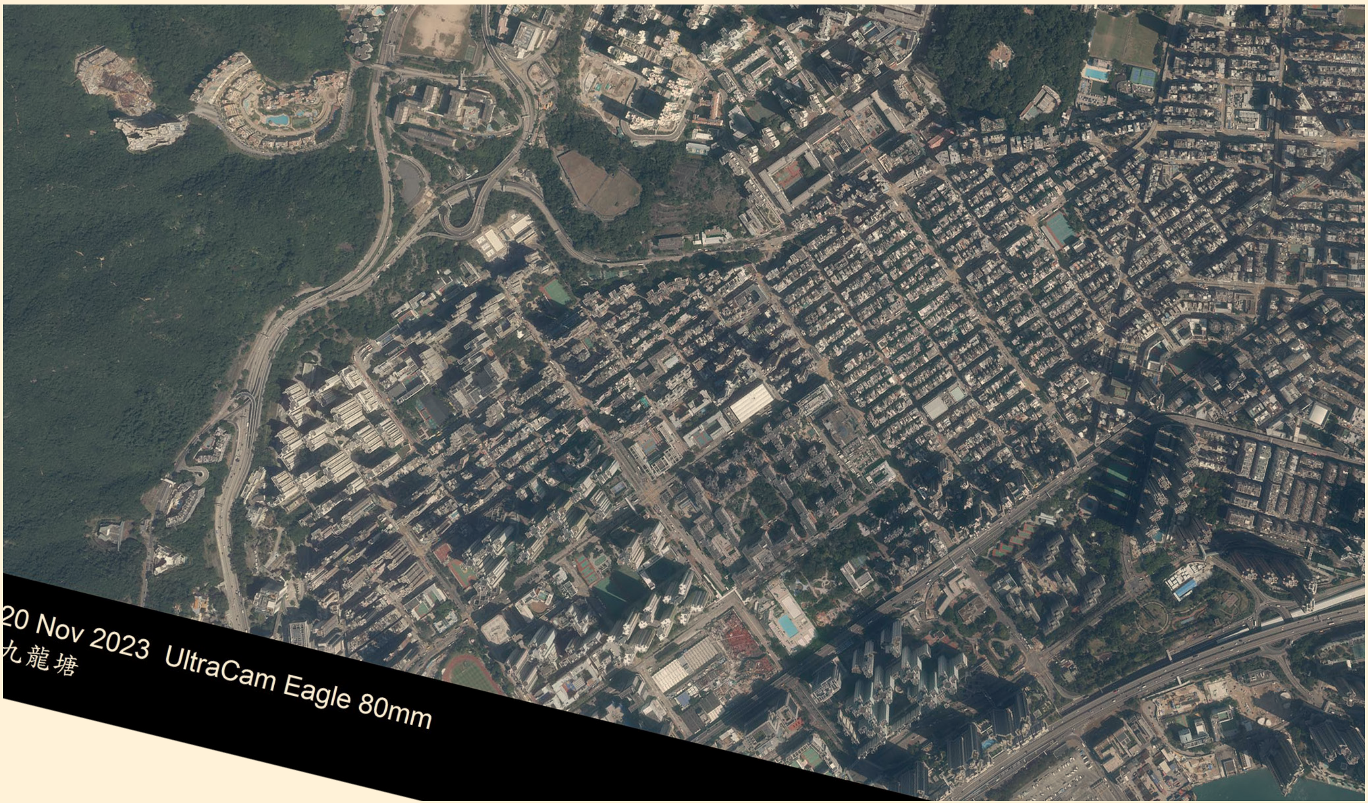
[Fig. 2.7] Sham Shui Po, 1937.
Source: henry.tang@flickr.com
Available from: https://www.flickr.com/photos/28484063@N03/2994010087 (accessed August 05, 2024)



[Fig. 2.8] Sham Shui Po Barracks, 1935.
Source: Gwulo Old Hong Kong
Available from: https://gwulo.com/media/20496 (accessed August 05, 2024)



[Fig. 2.9] Arial View of Sham Shui Po, 1949.
Source: Hong Kong Lands Department



[Fig. 2.10] Arial View of Sham Shui Po, 2023.
Source: Hong Kong Lands Department

Today, Sham Shui Po serves as the central district of Northwest Kowloon, characterized by an extremely high population density of 47,190 inhabitants per km² as of mid-2023. [16]This dense urban environment is further shaped by the presence of multiple public housing estates, which accommodate a significant portion of the district's residents. The prevalence of public housing reflects the area's role in addressing the housing needs of lower-income and working-class families, making Sham Shui Po a vital hub for both residential living and urban activity in Hong Kong.

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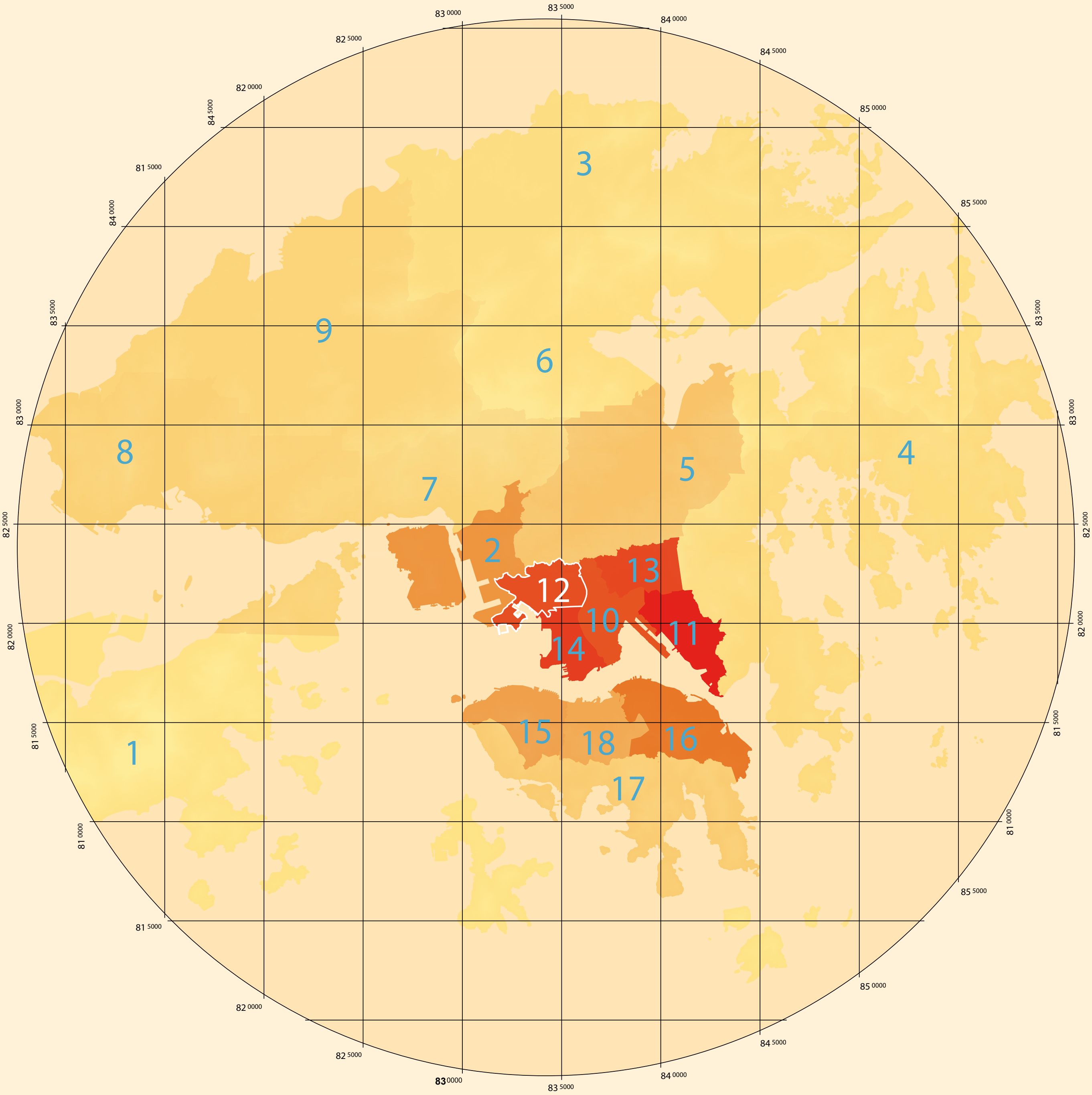
[16] Census and Statistics Department. 2023. "*Table 110-02001: Land Area, Mid-Year Population and Population Density by District Council District.*" Accessed August 04, 2024. https://www.censtatd.gov.hk/en/web_table.html?id=110-02001.f .

2016 Population Density : *Hong Kong*

By District



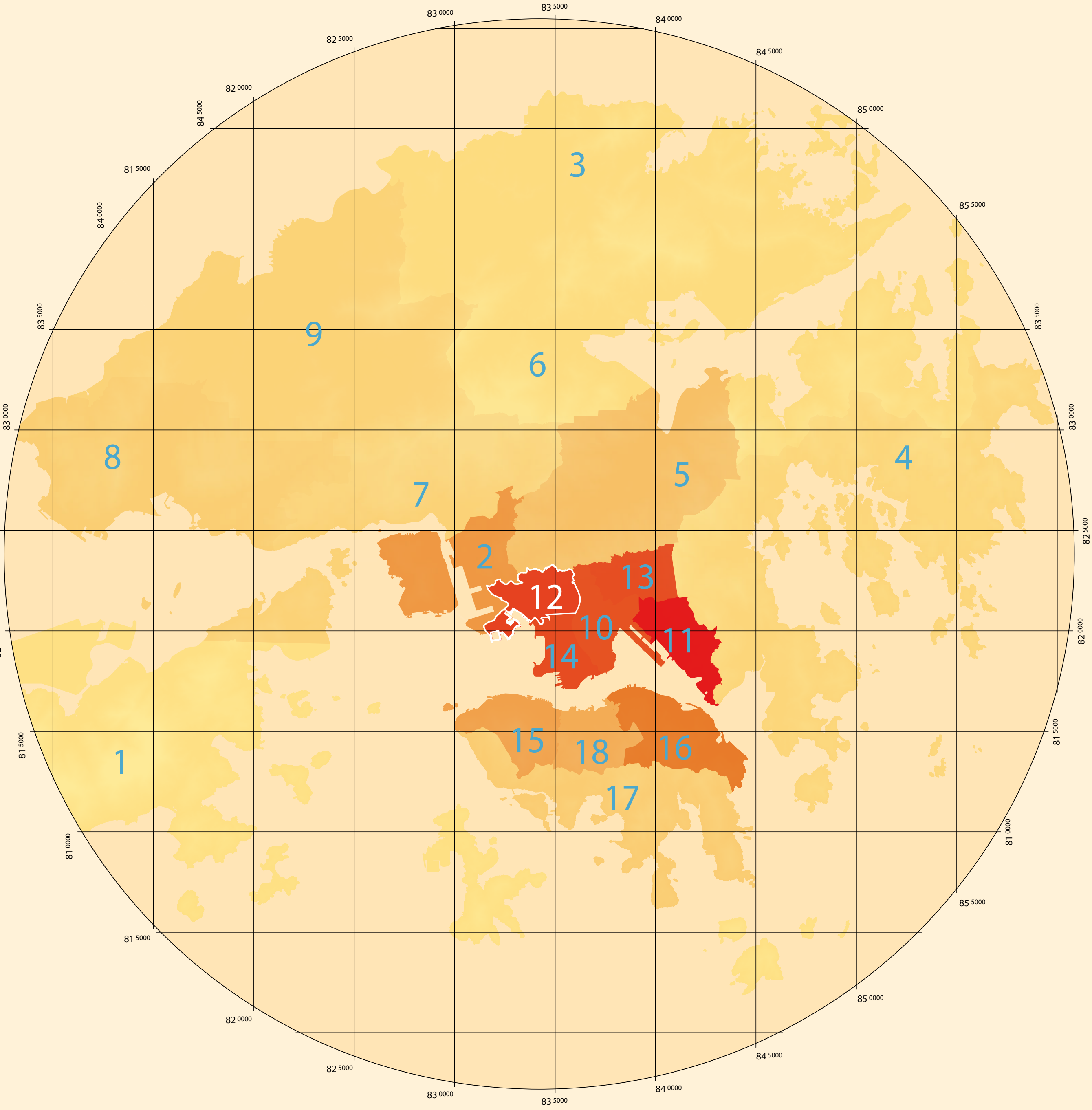
New Territories	Density (p/km²)
1 Islands	876
2 Kwai Tsing	22,317
3 North	2,302
4 Sai Kung	3,381
5 Sha Tin	9,518
6 Tai Po	2,049
7 Tsuen Wan	5,089
8 Tuen Mun	5,779
9 Yuen Long	4,379
Kowloon	
10 Kowloon City	41,857
11 Kwun Tong	57,533
12 Sham Shui Po	43,347
13 Wong Tai Sin	45,711
14 Yau Tsim Mong	49,077
Hong Kong Island	
15 Central & Western	19,382
16 Eastern	30,611
17 Southern	6,971
18 Wan Chai	16,940

Source: Hong Kong Census and Statistics Department
Layer: 2016 Population By-census Statistics (By District Council District)
Data Type: Vector Data
Updated Date: 11/2021;
Nominal Scale: 1:10,000
Corradiated System: Hong Kong 1980 Grid

In 2016, Sham Shui Po was one of the most densely populated districts in Hong Kong, with 43,347 people per square kilometer. The densest areas lay in the south of Kowloon Peninsula: that includes Kwun Tong, Yau Tsim Mong, and Wong Tai Sin. Sham Shui Po ranked fourth among all the 18 districts in Hong Kong.

2023 Population Density : *Hong Kong*

By District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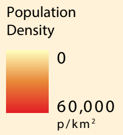
New Territories	Density (p/km²)
1 Islands	1,090
2 Kwai Tsing	21,380
3 North	2,520
4 Sai Kung	3,900
5 Sha Tin	10,260
6 Tai Po	2,330
7 Tsuen Wan	5,070
8 Tuen Mun	6,300
9 Yuen Long	4,880
Kowloon	
10 Kowloon City	41,740
11 Kwun Tong	59,600
12 Sham Shui Po	47,190
13 Wong Tai Sin	43,810
14 Yau Tsim Mong	44,150
Hong Kong Island	
15 Central & Western	18,760
16 Eastern	29,180
17 Southern	6,780
18 Wan Chai	15,630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Density
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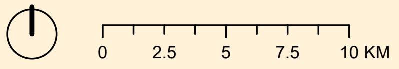
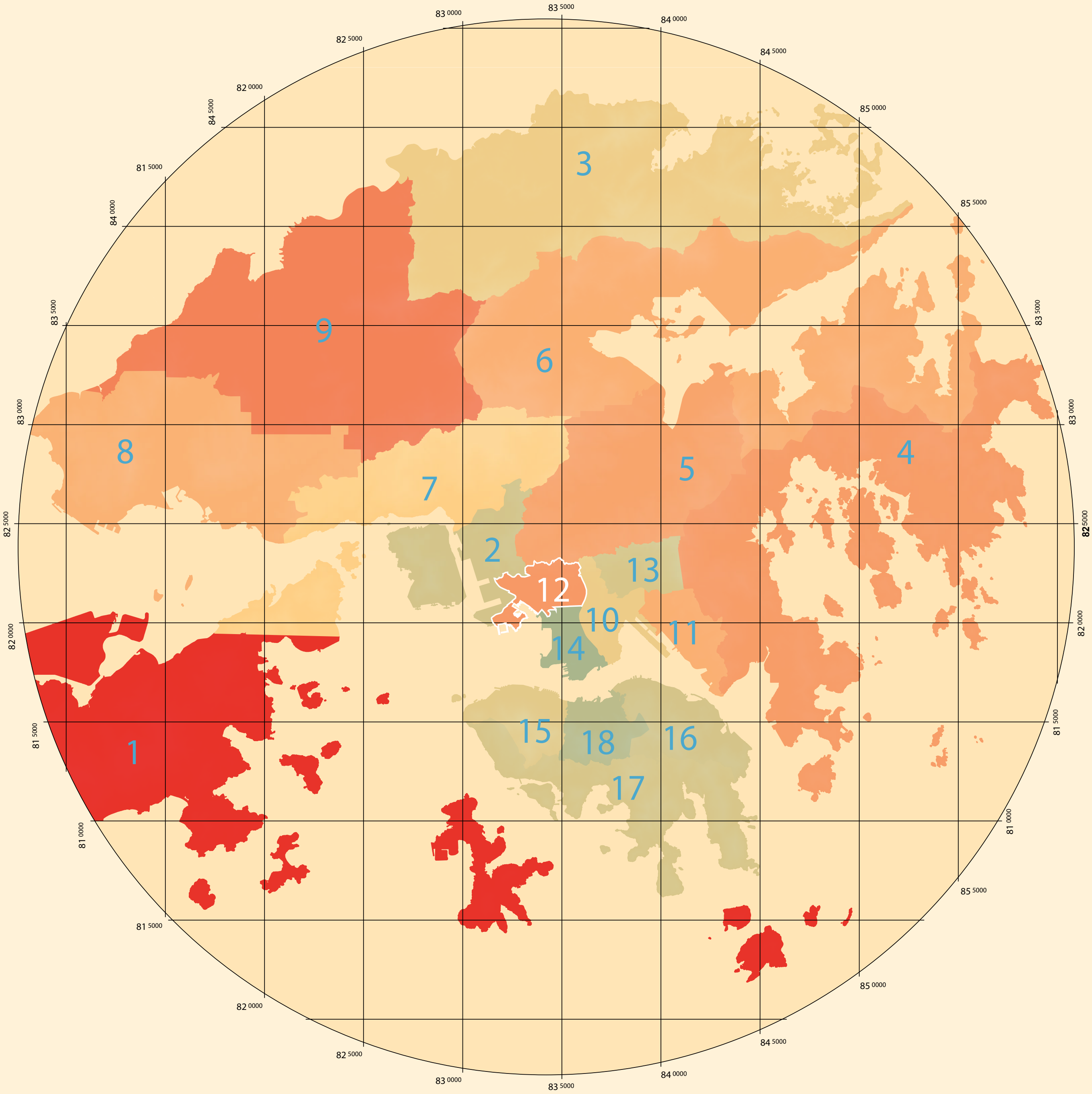

0
2.5
5
7.5
10 KM

This means that Sham Shui Po took the second place among all districts in Hong Kong by its population density in 2023, leaving Yau Tsim Mong and Wong Tai Sin behind, with its 47,190 people per square kilometer.

Source: Hong Kong Census and Statistics Department
Layer: Table 110-02001 : Land area, mid-year population and population density by District Council district
Data Type: Excal
Updated Date: 03/2024

Trends Population Density Growth : *Hong Kong*

From 2016-2023



New Territories	Trends
1 Islands	+17.4%
2 Kwai Tsing	-4.8%
3 North	-1.8%
4 Sai Kung	+5.9%
5 Sha Tin	+5.0%
6 Tai Po	+3.9%
7 Tsuen Wan	+0.4%
8 Tuen Mun	+3.6%
9 Yuen Long	+8.8%
Kowloon	
10 Kowloon City	-1.9%
11 Kwun Tong	+3.8%
12 Sham Shui Po	+6.2%
13 Wong Tai Sin	-4.3%
14 Yau Tsim Mong	-9.4%
Hong Kong Island	
15 Central & Western	-3%
16 Eastern	-4.7%
17 Southern	-4.3%
18 Wan Chai	-7.5%

Trends of Population Density

-20%

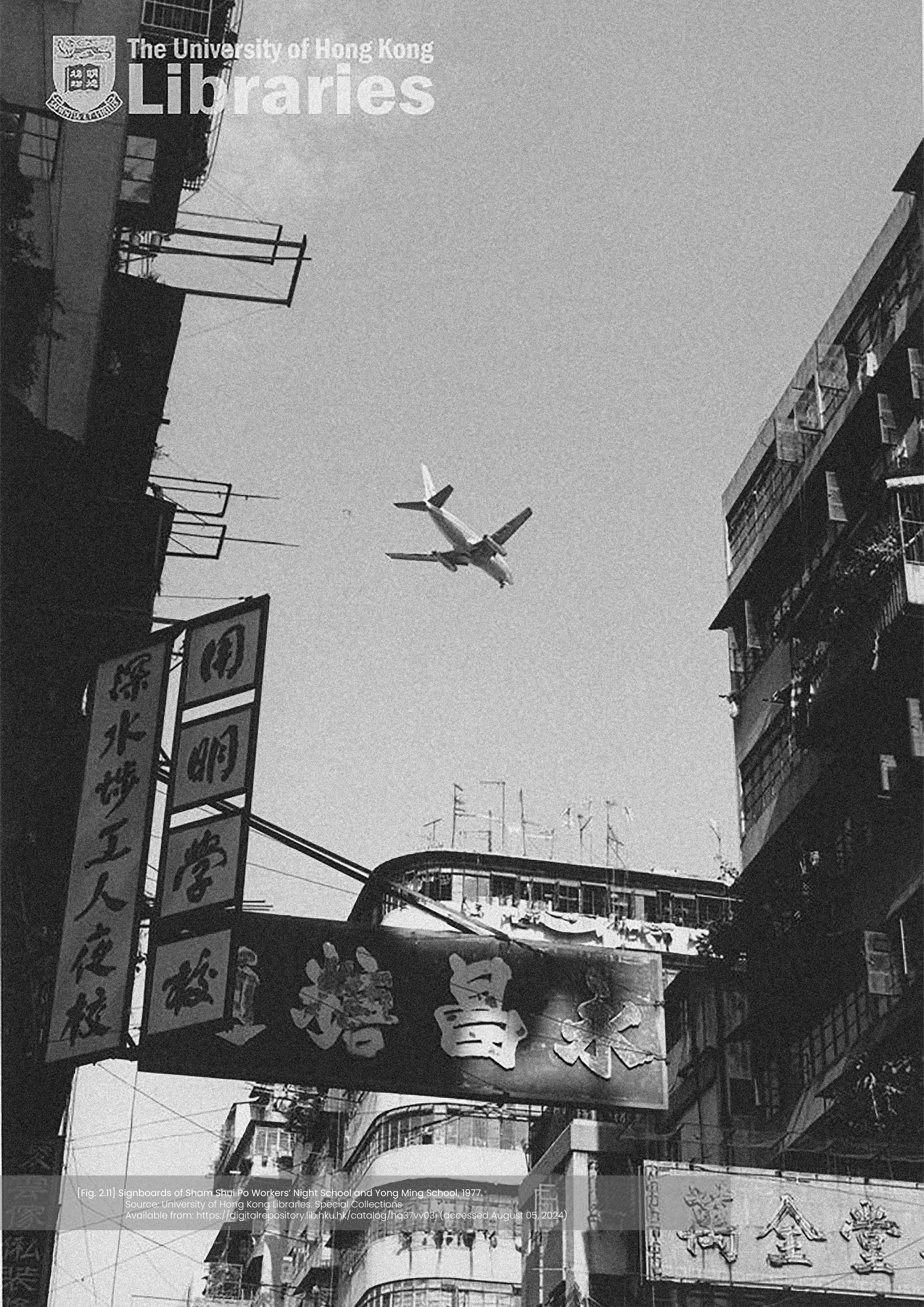
+20%

0 2.5 5 7.5 10 KM

In the past seven years, most people moved out from the city center; hence large new developments were found in the new territories of Hong Kong, like Islands District, Yuen Long District, which ultimately increase the population in these particular districts. However, being one of the already developed districts, Sham Shui Po had a population density increase of 6.2%, ranking third among all the districts. This is attributed to the urban redevelopment plan, which has been introducing more high-rise buildings to accommodate the growing population in what is already considered an overcrowded area.

Source: Hong Kong Census and Statistics Department
Layer: 2016 Population Census Statistics (By District Council District);
2021 Population Census Statistics (By District Council District)
Data Type: Vector Data
Updated Date: 11/2021; 01/2023;
Nominal Scale: 1:10,000
Corradiated System: Hong Kong 1980 Grid

The University of Hong Kong
Libraries

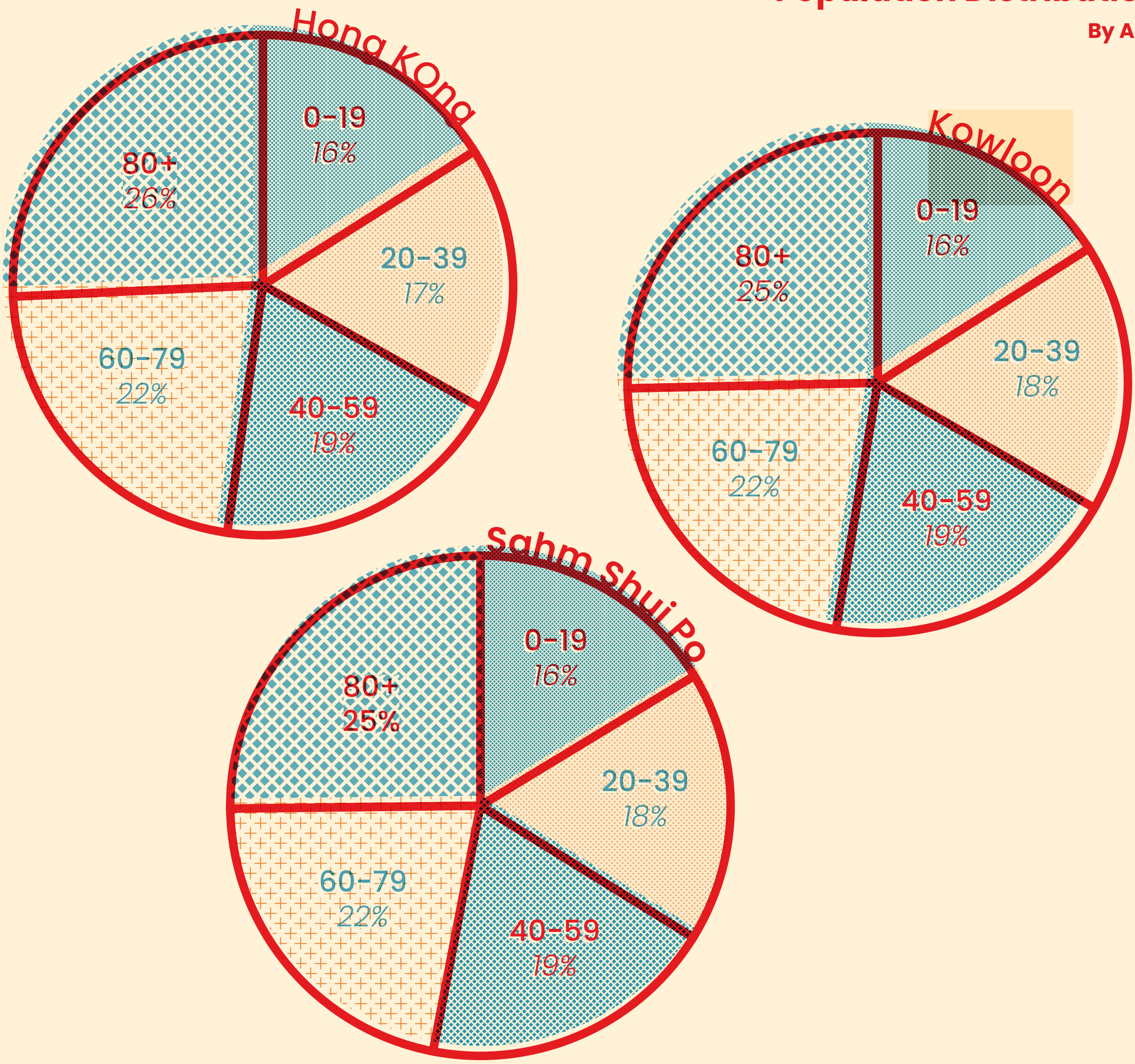


[Fig. 2.11] Signboards of Sham Shui Po Workers' Night School and Yong Ming School, 1977.
Source: University of Hong Kong Libraries. Special Collections
Available from: https://digitalrepository.lib.hku.hk/catalog/hq37vv03j (accessed August 05, 2024)

2.2.2 Ageing Population

Population Distribution

By Age



[Fig. 2.12] Population Distribution by Age in 2021.
Source: "Table E2021A : 2021 Population Census - Main Tables (Demographic)" *2021 Population Census, 2022.* Hong Kong Census and Statistics Department.

The population of Sham Shui Po stood at 431,090 in 2021[17], accounting for 8.5% of Hong Kong's residents. This shows an increase by 13.2% from the count of 2011[18] and has contributed to the existing congestion within the district. The distribution by gender is somewhat skewed, with females accounting for 54.1%[19] of the population-a proportion that agrees with the overall population of Hong Kong.

Another major demographic trend within Sham Shui Po involves aging development with a median age of 46.2[20], reflecting the overall trends in Hong Kong. As a matter of fact, 47% of the population of the district is 60 years and above, with over half of this population being above 80 years of age.[21] This already indicates that health care and social support for the elderly will be quite necessary and significant in this district.

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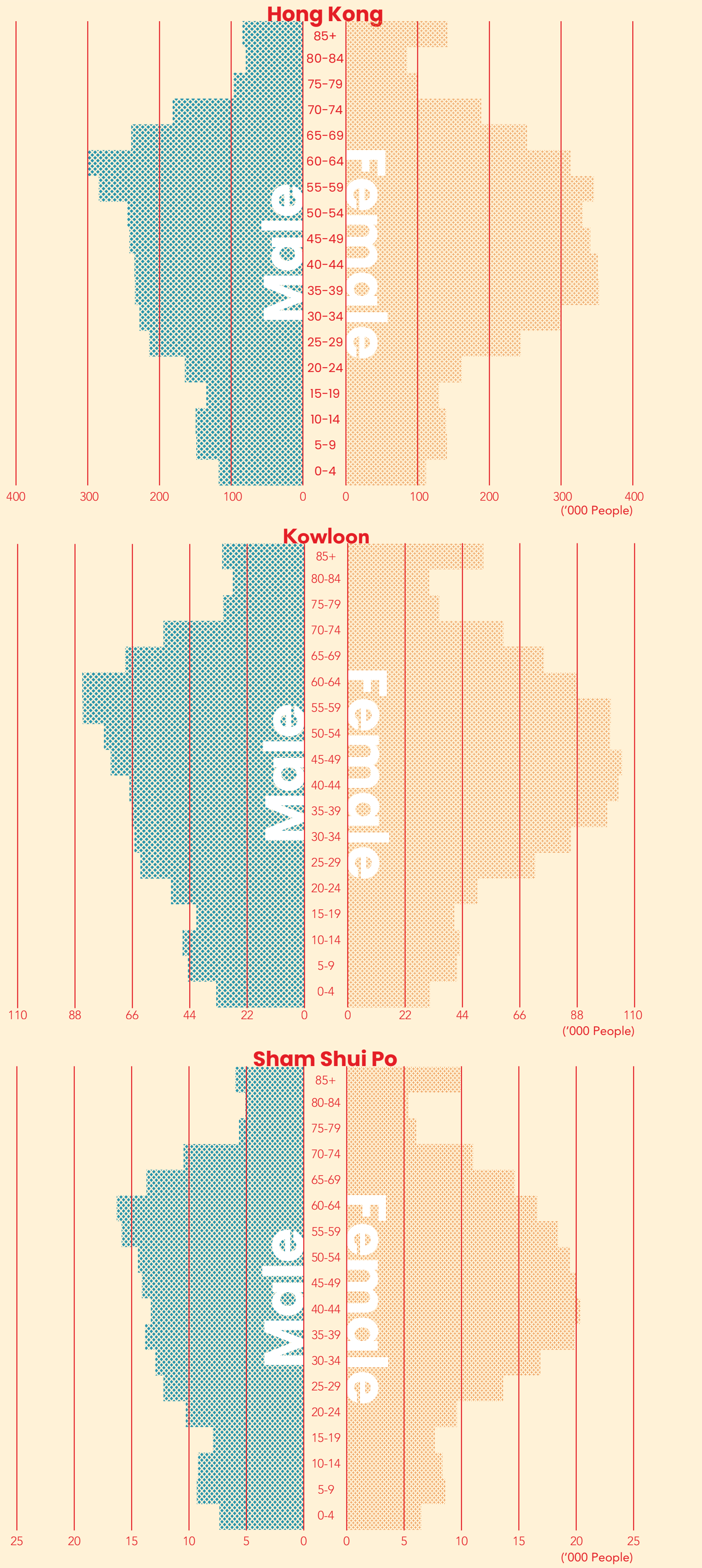
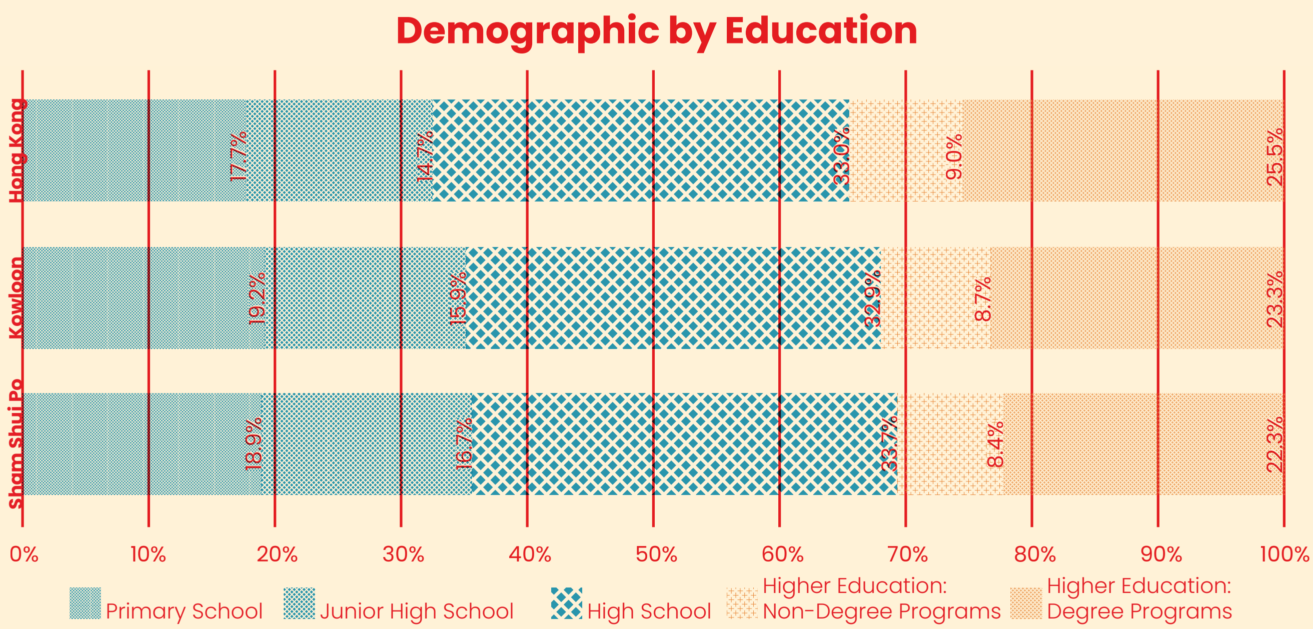
[17] Hong Kong Census and Statistics Department. 2022. "*Table E2021A : 2021 Population Census - Main Tables (Demographic).*" Hong Kong.
[18] Ibid.
[19] Ibid.
[20] Ibid.
[21] Ibid.

Population Pyramid @ 2021

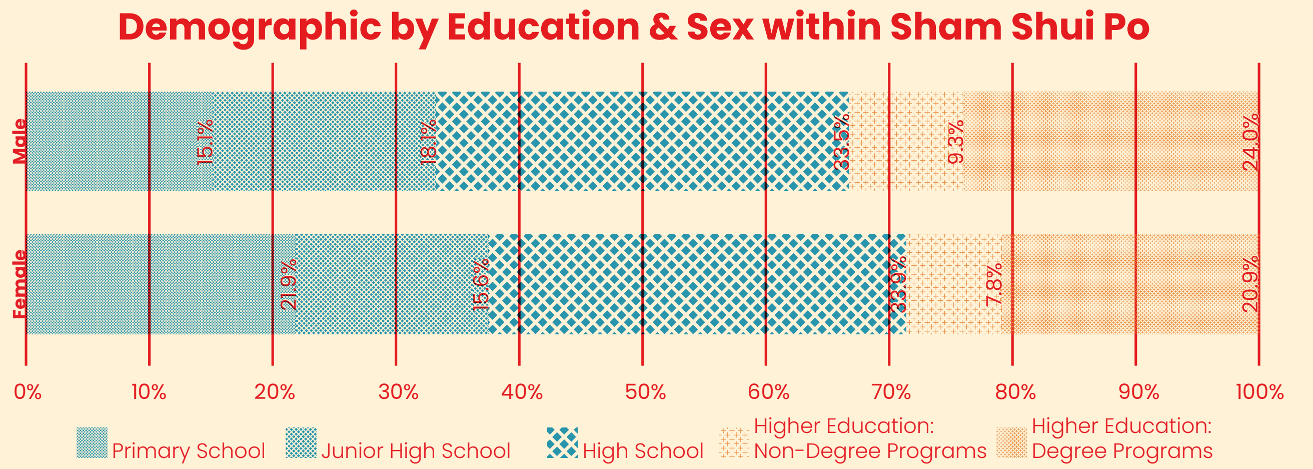


[Fig. 2.13] Population Pyramid in 2021.
Source: "Table E2021A : 2021 Population Census - Main Tables (Demographic)" *2021 Population Census*, 2022. Hong Kong Census and Statistics Department.



Demographic by Education

[Fig. 2.14] Population Distribution by Education Level in 2022.
Source: "Table 110-06812 : Land-based non-institutional population aged 15 and over by District Council district, sex and educational attainment" *General Household Survey*, Hong Kong Census and Statistics Department, 2023



Demographic by Education & Sex within Sham Shui Po

[Fig. 2.15] Population Distribution by Education Level & Sex with Sham Shui Po in 2022.
Source: "Table 110-06812 : Land-based non-institutional population aged 15 and over by District Council district, sex and educational attainment" *General Household Survey*, Hong Kong Census and Statistics Department, 2023

In Hong Kong, school is free for 15 years. As such, individuals do not have to pay to attend school up until the end of high school when they are in school. Therefore, when determining the breakdown of the populations based on their level of education, one can see that Sham Shui Po residents tend to have some degree that is somewhat lower compared to the overall residents of Hong Kong. By 2022, only 22.3%[22] of residents in the district have finished higher education, in comparison with the figure of 25.5%[23] across the city. In addition, as many as 69.3%[24] of the district's total population reportedly received no more than a high school education or even lower, which was roughly 4% higher than the average throughout the city[25].

Besides, there is a big gap between genders in Sham Shui Po in terms of educational attainment. More males than females can be seen to have completed post-secondary education, 33.3%[26] to the female population 28.6%[27]. This calls for targeted programs in education and support towards an increase in general attainment of qualifications, accompanied by a reduced gender gap within the district.

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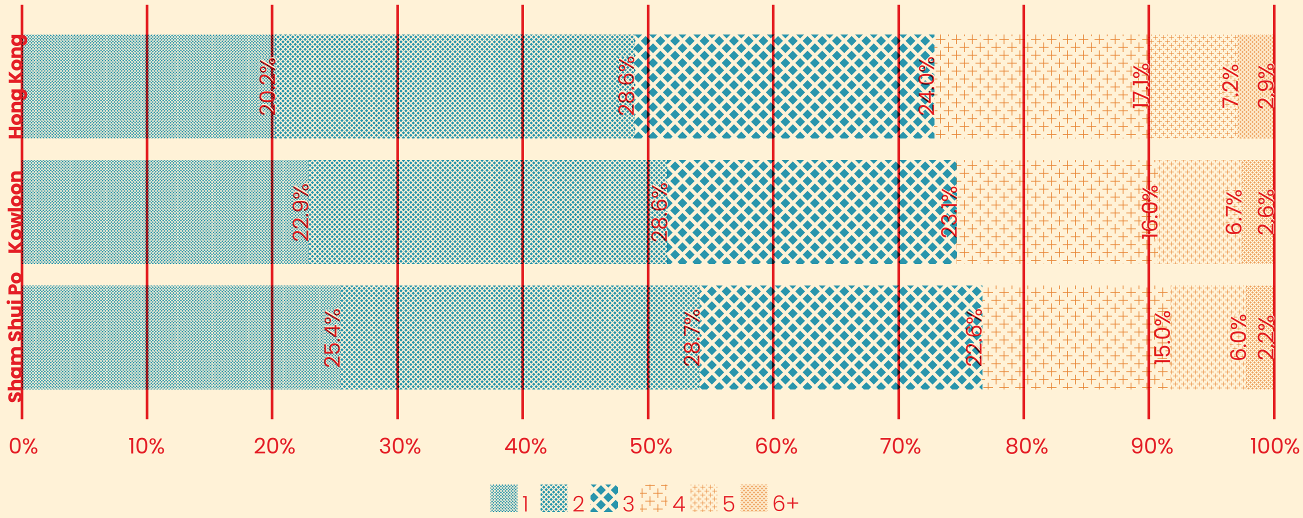
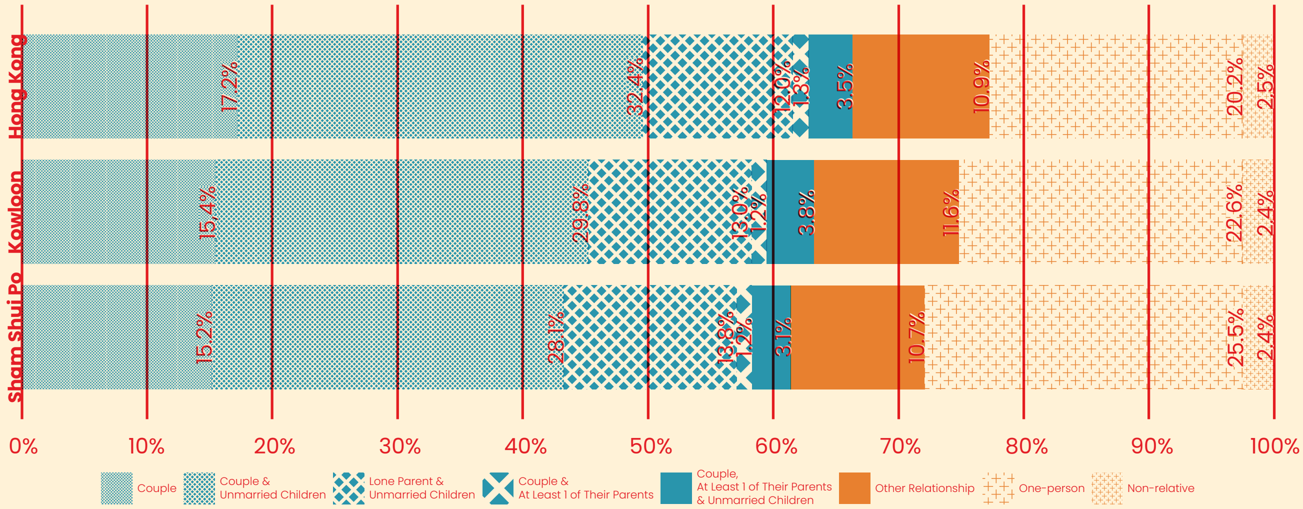
[22] Hong Kong Census and Statistics Department. 2023. "Table 110-06812 : Land-based non-institutional population aged 15 and over by District Council district, sex and educational attainment" *General Household Survey.* Hong Kong.
[23] Ibid.
[24] Ibid.
[25] Ibid.
[26] Ibid.
[27] Ibid.

Distribution of Household by Size



[Fig. 2.16] Household Size Comparison in 2021.
Source: "Table E2021D : 2021 Population Census - Main Tables (Household)" 2021 Population Census, 2022. Hong Kong Census and Statistics Department.

Distribution of Households by Composition



[Fig. 2.17] Household Composition Comparison in 2021.
Source: "Table E2021D : 2021 Population Census - Main Tables (Household)" 2021 Population Census, 2022. Hong Kong Census and Statistics Department.

Households in Sham Shui Po are mainly small family units, with 1-3 people accounting for 77%[28] of all households in the district. Interestingly enough, one-person households make up a quarter of the households[29], which is 5% above the Hong Kong average.[30] This, together with the high aging population in the district, has raised concerns of serious social and healthcare challenges in light of the increasing number of elderly people living alone.

Family composition to Sham Shui Po, in terms of family composition, the proportion of households consisting of couples with children is 28%, which is appreciably lower than the Hong Kong average of 32%[31]. Besides, 45% of households were families consisting of parents living with their unmarried children, which is 3% below the overall citywide average[32]. Single-parent families with unmarried children were 14% in Sham Shui Po, compared to a Hong Kong average of 12%.[33] These figures tend to indicate that residents in Sham Shui Po are less likely to marry or have children; hence, demographic and social differences may exist compared to the rest of Hong Kong.

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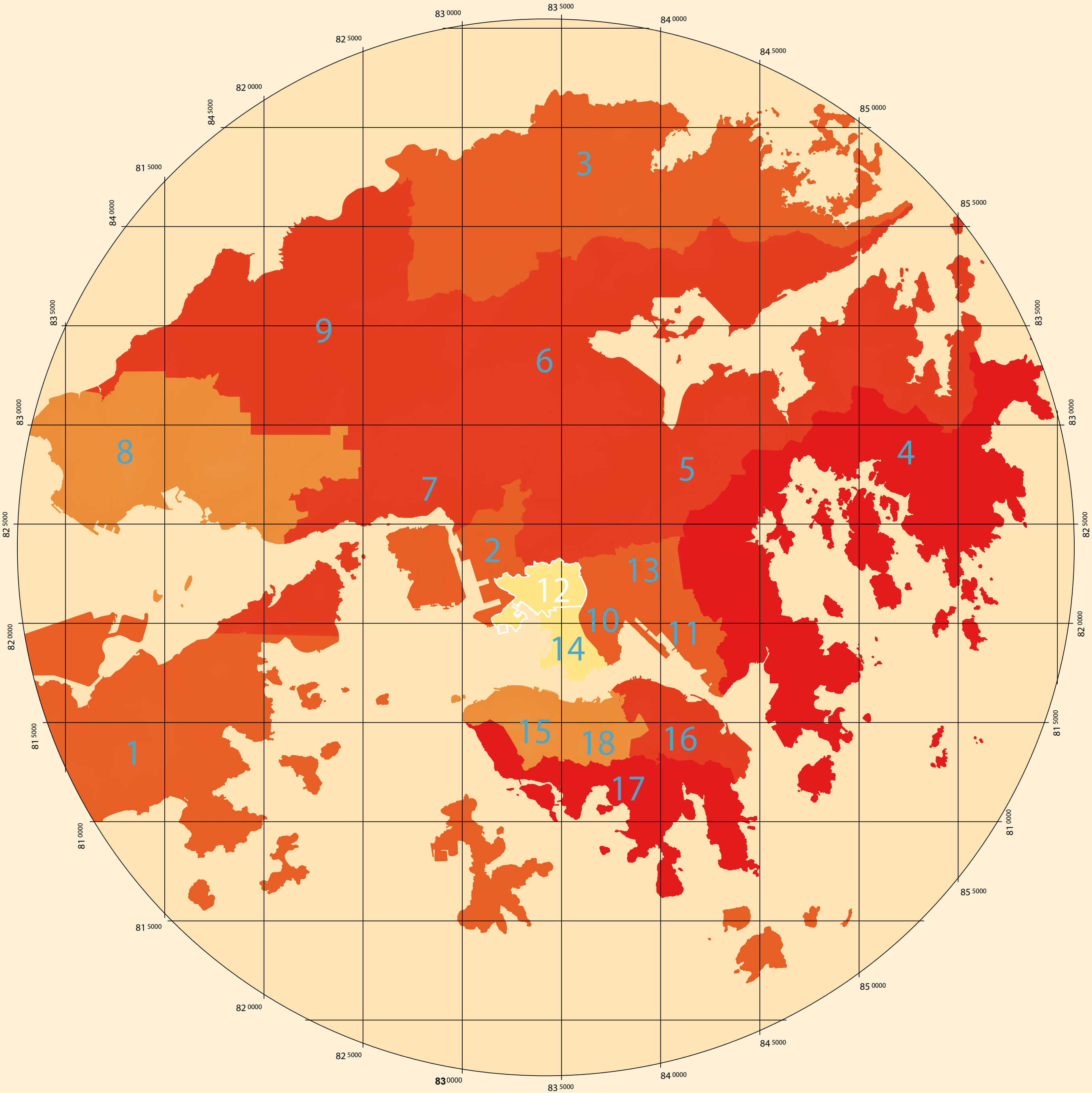
[28] Hong Kong Census and Statistics Department. 2022. "Table E2021D : 2021 Population Census - Main Tables (Household)" *2021 Population Census*. Hong Kong
[29] Ibid.
[30] Ibid.
[31] Ibid.
[32] Ibid.
[33] Ibid.

Average Size of Households: ***Hong Kong***

By District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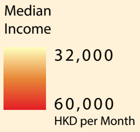
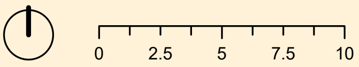
		Number of Peopel per Household
New Territories		
1	Islands	2.7
2	Kwai Tsing	2.7
3	North	2.7
4	Sai Kung	2.9
5	Sha Tin	2.8
6	Tai Po	2.8
7	Tsuen Wan	2.8
8	Tuen Mun	2.6
9	Yuen Long	2.8
Kowloon		
10	Kowloon City	2.7
11	Kwun Tong	2.7
12	Sham Shui Po	2.5
13	Wong Tai Sin	2.7
14	Yau Tsim Mong	2.5
Hong Kong Island		
15	Central & Western	2.6
16	Eastern	2.8
17	Southern	2.9
18	Wan Chai	2.6



The household size in Sham Shui Po is 2.5, the smallest household size compared to the whole of Hong Kong, which is the same as that of Yau Tsim Mong. This reflects smaller families where people have fewer children or a high proportion of people living alone. Combining this with the ageing population, the elderly often live alone or in smaller households after their children have moved out or after the death of a spouse.



Source: Hong Kong Census and Statistics Department
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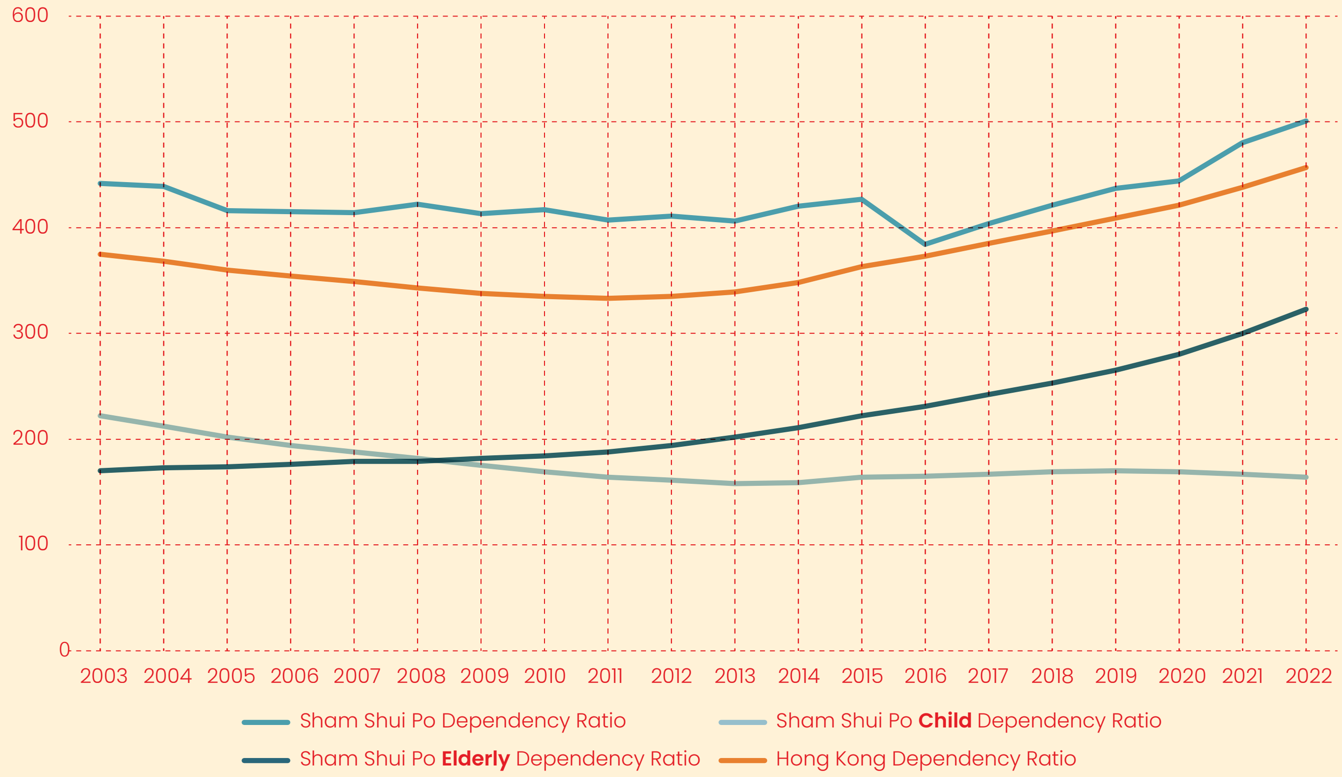

Dependency Ratio in 2003-2022

[Fig. 2.18] Dependency Ratio, 2003-2022
Source: "11.1 Elderly households by District Council district and selected household size, 2023" *Social Indicators on District Welfare Needs,* 2023. Social Welfare Department.

The trend of the dependency ratio reflects both the rise in the dependency ratio for Hong Kong and Sham Shui Po, which indicates that there is a development in which the share of non-economically active individuals increases in relation to economically active ones. The dependency ratio is the number of non-economically active per 1,000 economically active people. In this group are "children," below 15 years, and "the elderly," at 65 or older, neither of whom participate in economic activities.

Sham Shui Po has always had a dependency ratio above the overall Hong Kong average, reaching an exceptionally high level of 50 more dependents per 1,000 economically active people in 2022[34]. This mainly results from a continuously increasing elderly dependency ratio, standing at 315 elderly persons per 1,000 members in the working population[35]. This reflects an increased proportion of elderly residents compared with residents of working age. By sharp contrast, over the past twenty years, the child dependency ratio has fallen steadily[36], reflecting a reduced birth rate and fewer young dependants.

The increasing trend in the elderly dependency ratio suggests that more and more resources will have to be allocated to health care, social support, and economic provisions for the elderly. Whereas the child dependency ratio was continuously showing a downward trend, the source of this demographic pressure was traced to the aging population itself and obviously called for long-term planning vis-à-vis demands from a continuously growing elderly demographic.

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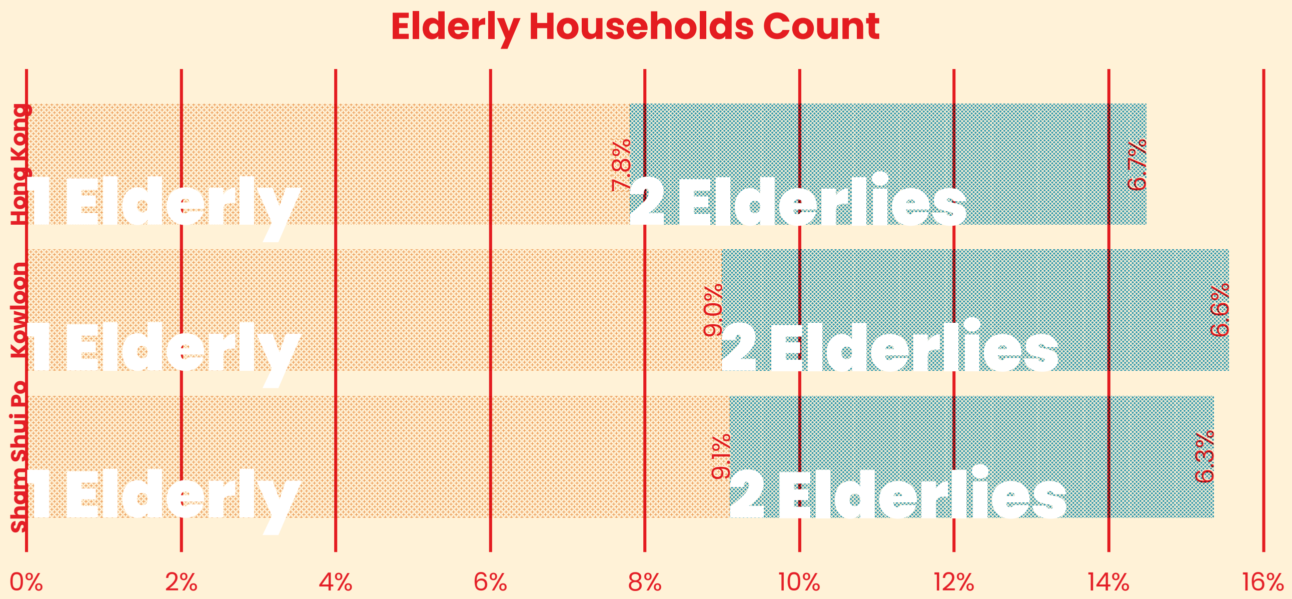
34 Hong Kong Census and Statistics Department. 2023. "Table 110-06833 : Overall dependency ratio by District Council district" *General Household Survey*. Hong Kong.

35 Ibid.

36 Ibid.



[Fig. 2.19] Elderly Households By District Council District, 2023
Source: "11.1 Elderly households by District Council district and selected household size, 2023" *Social Indicators on District Welfare Needs,* 2023. Social Welfare Department.

The Sham Shui Po District Council area is characterized, demographically, by small elderly households-a broader trend of population ageing. For the purposes of this analysis, the term "elderly" denotes residents aged 65 and over, while the term "small households" covers all those with two or fewer people. Households comprising either one or two elderly members comprise 15.4%[37] of all households in Sham Shui Po, exceeding the Hong Kong average of 14.5%[38]. What should be even more disturbing, however, is the great number of these households are indeed elderly individuals who live alone, making up 9.1%[39] of the total households, which is 1.3%[40] higher than the city's average.

This demographic trend is a call to action due to the issue of elderly isolation, which demands reinforcement of social welfare programs and supportive services for these increasingly vulnerable citizens.

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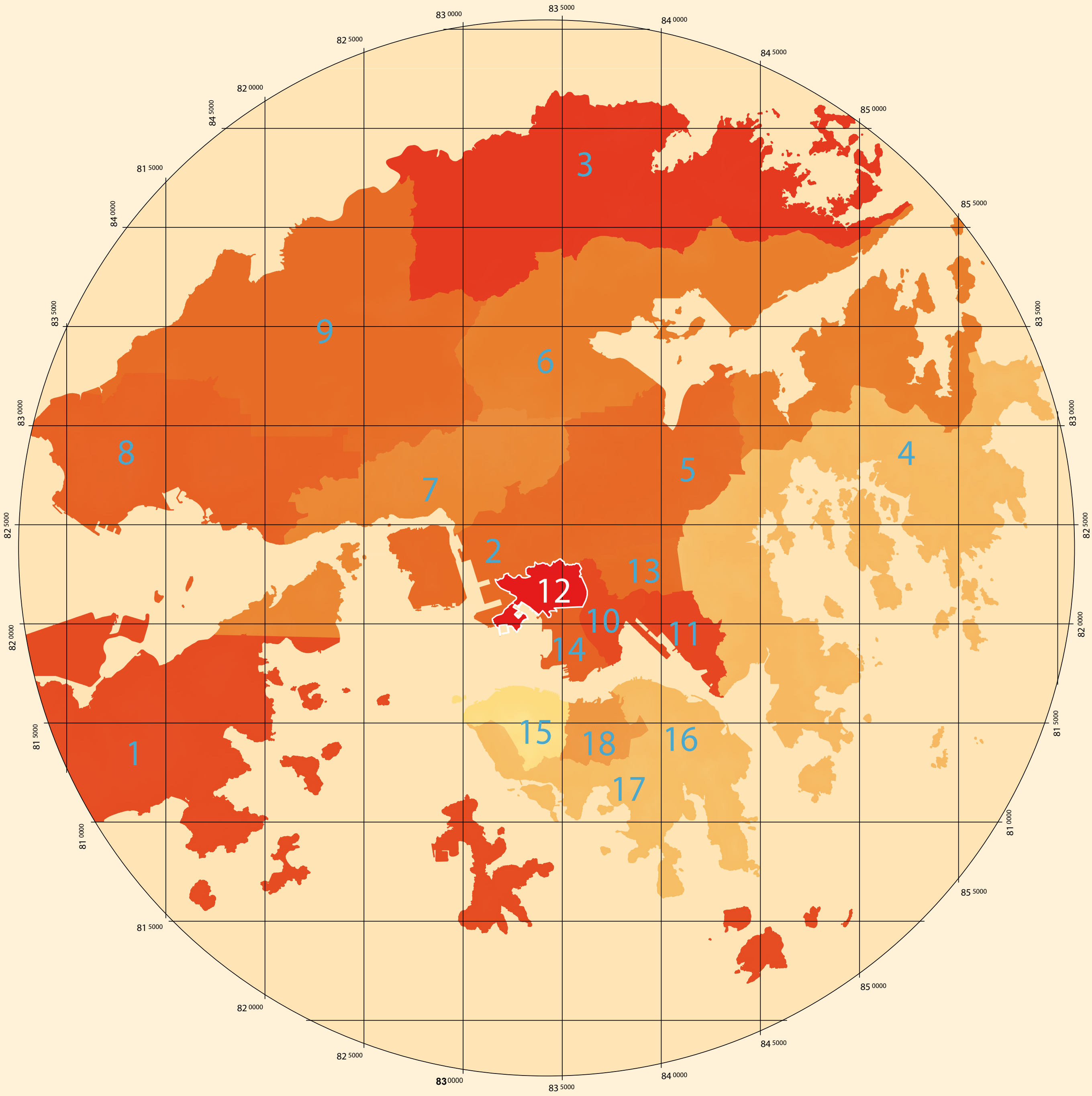
[37] Social Welfare Department. 2023. "11.1 Elderly households by District Council district and selected household size, 2023" *Social Indicators on District Welfare Needs.* Hong Kong.
[38] Ibid.
[39] Ibid.
[40] Ibid.

Single Parent Ration: *Hong Kong*

By District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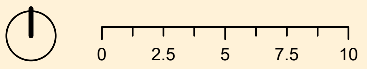
		Single-Parent Residents per 1,000 Residents by District
New Territories		
1	Islands	8.4
2	Kwai Tsing	9.7
3	North	12.9
4	Sai Kung	7.1
5	Sha Tin	9.7
6	Tai Po	8.6
7	Tsuen Wan	8.4
8	Tuen Mun	10.3
9	Yuen Long	9.6
Kowloon		
10	Kowloon City	11.8
11	Kwun Tong	12.1
12	Sham Shui Po	14.9
13	Wong Tai Sin	9.5
14	Yau Tsim Mong	10.17
Hong Kong Island		
15	Central & Western	6.2
16	Eastern	7.1
17	Southern	7.0
18	Wan Chai	8.0

Single-Parent Residents

6

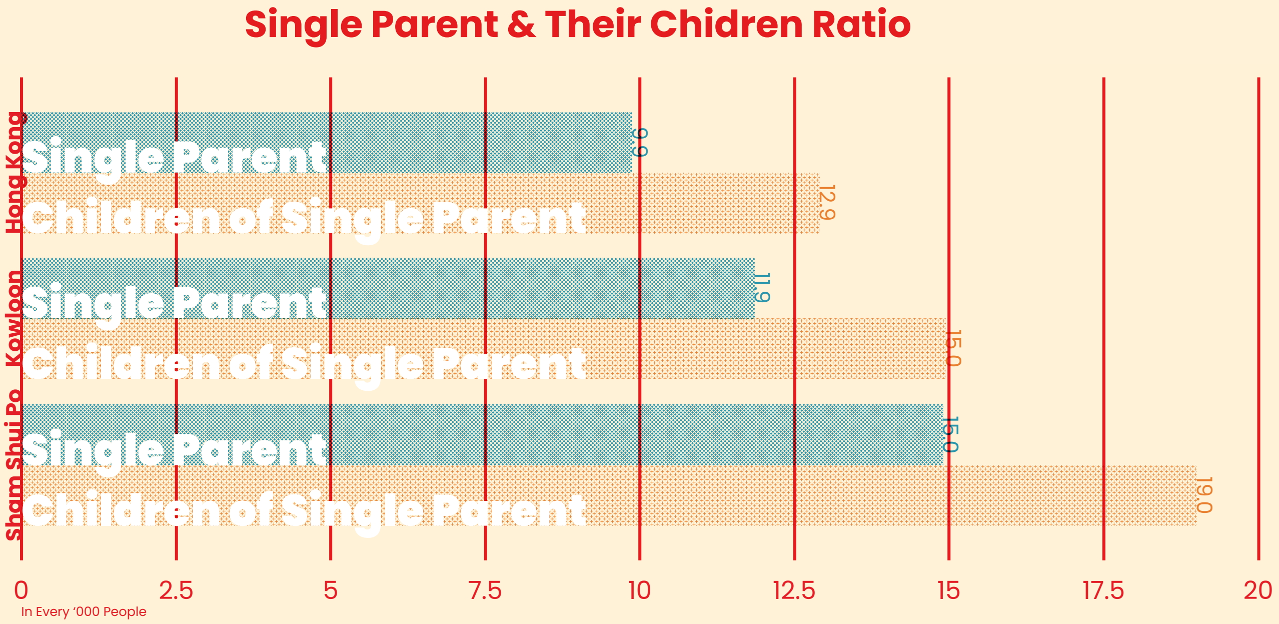
15

per 1,000 Residents by District



Source: Social Welfare Department
Layer: Social Indicators on District Welfare Needs
Data Type: Excel
Updated Date: 2023

In 2021, Sham Shui Po had the highest number of single-parent households among all districts in Hong Kong, accounting for 14.9 single parents per 1,000 residents. That simply points to the problems single-parent families face: financial strain and challenges in balancing employment with child-rearing. The income levels of single-parent households are usually lower than the figures of two-parent households, which again increases economic vulnerability.



[Fig. 2.20] Ratio of Single Parent and Chidren of Single Parent in every '000 people, 2021.
Source: "Single parents by District Council district" *Social Indicators on District Welfare Needs,* 2023. Social Welfare Department.

The percentage of single-parent households is much higher in comparison with the Hong Kong average, comprising 14.9 single parents per 1,000 residents of Sham Shui Po,[41] against a mere 9.9 per 1,000 across the city.[42] This unusually high ratio not only accounts for the prevalence of single-parent families but is also reflected in the smaller household size within the district.

Besides this, the number of children from single-parent families is very remarkable, with 19 underage children (Younger than 18 years old) per 1,000 residents[43], which is 6.1 per 1,000[44] higher than the Hong Kong average. This suggests that single-parent families are a crucial demographic segment in the district. The higher percentage of single-parent families and their children shows above all the need for extended social services, including childcare, education, and financial assistance, with respect to particular needs and vulnerabilities in Sham Shui Po.

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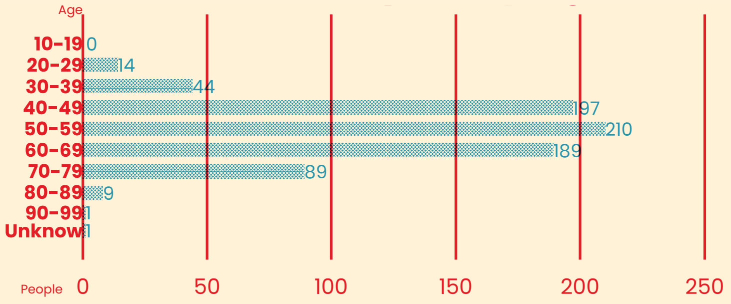
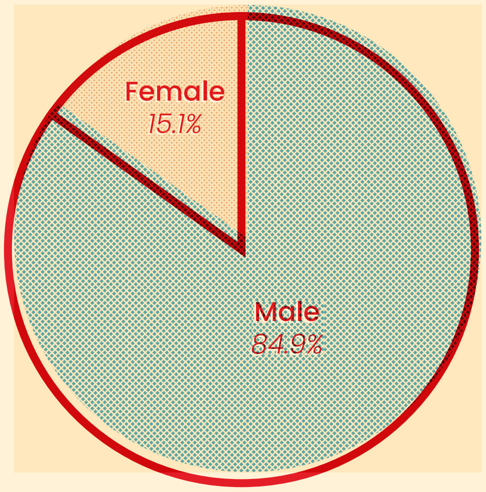
[41] Social Welfare Department. 2023. "Single parents by District Council district." *Social Indicators on District Welfare Needs.* Hong Kong.
[42] Ibid.
[43] Ibid.
[44] Ibid.

Distribution of Registered Street Sleepers by Age



Registered Street Sleepers

by Age in December 2023

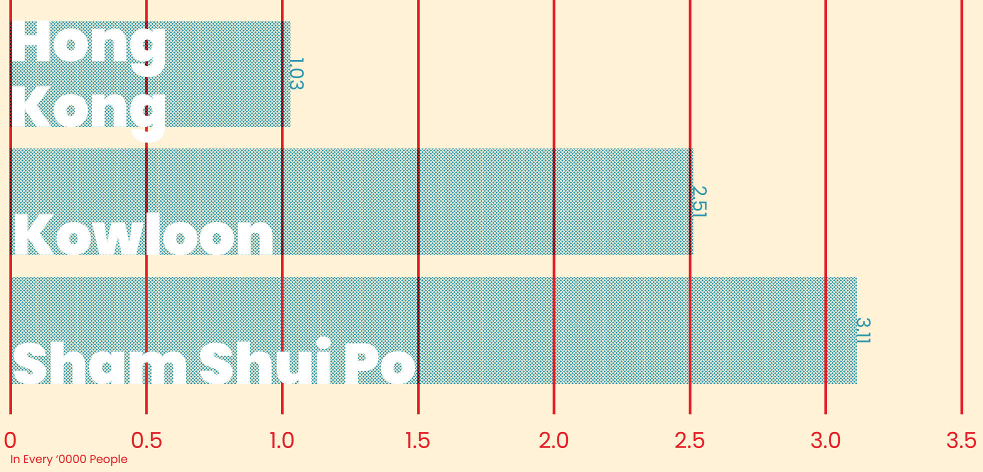


[Fig. 2.21] Distribution of Registered Street Sleeperd by Age in 2023.
Source: "20.1 Registered street sleepers by geographical district, December 2023" *Social Indicators on District Welfare Needs,* 2023. Social Welfare Department.

[Fig. 2.22] Distribution of Registered Street Sleeperd by Sex in 2023.
Source: "20.1 Registered street sleepers by geographical district, December 2023" *Social Indicators on District Welfare Needs,* 2023. Social Welfare Department.

Registered Street Sleepers Ratio

in December 2023



[Fig. 2.23] Ratio of Registered Street Sleeperd in 2023.
Source: "20.1 Registered street sleepers by geographical district, December 2023" *Social Indicators on District Welfare Needs,* 2023. Social Welfare Department.

Street sleepers are a common social issue in every developed city, including Hong Kong. In December 2023, there were 753 registered street sleepers[45] in the city, but the actual number is higher than this because some people are not officially recorded. A majority of the street sleepers were middle-aged, ranging from 40-69 years old[46], constituting 79.2%. Other important characteristics of this population are that males form the biggest part of it, with 639 male street sleepers accounting for 84.9% of the total[47].

Per 10,000, there is roughly 1 street sleeper in Hong Kong[48]. The ratio in Sham Shui Po is 3.1 street sleepers per 10,000 residents[49], showing how incisive the housing problem can get in this district. This shows how serious the housing insecurity problem has been in Sham Shui Po, where more residents of this area feel insecure in finding appropriate accommodation.

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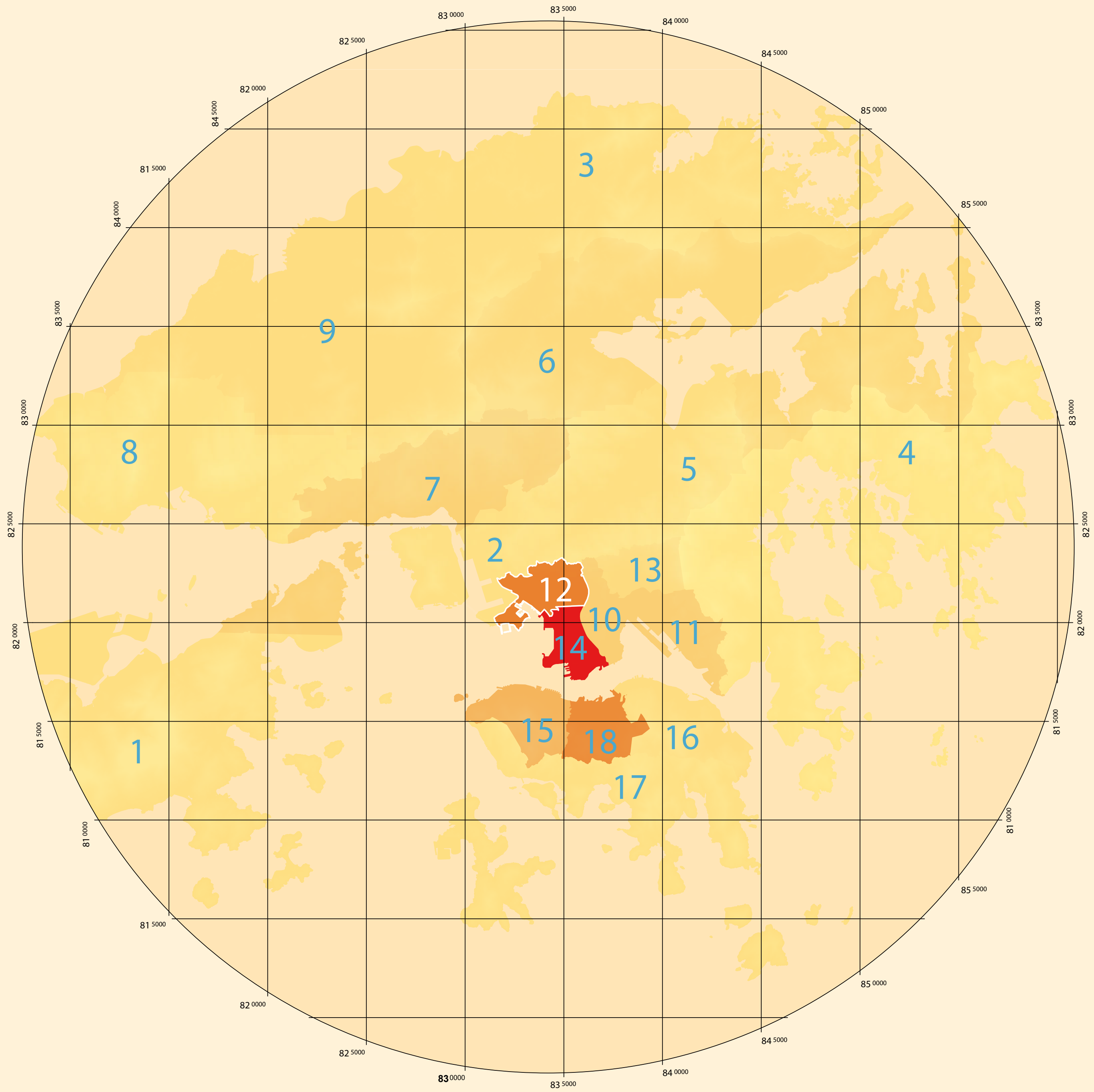
[45] Social Welfare Department. 2023. "20.1 Registered street sleepers by geographical district, December 2023" *Social Indicators on District Welfare Needs.* Hong Kong.
[46] Ibid.
[47] Ibid.
[48] Ibid.
[49] Ibid.

Street Sleepers Ration: ***Hong Kong***

By District



New Territories	Registered Street Sleepers per 10,000 Residents by District
1 Islands	0.22
2 Kwai Tsing	0.21
3 North	0.23
4 Sai Kung	0.06
5 Sha Tin	0.25
6 Tai Po	0.41
7 Tsuen Wan	0.63
8 Tuen Mun	0.14
9 Yuen Long	0.26
Kowloon	
10 Kowloon City	0.74
11 Kwun Tong	0.72
12 Sham Shui Po	3.11
13 Wong Tai Sin	0.35
14 Yau Tsim Mong	10.75
Hong Kong Island	
15 Central & Western	1.54
16 Eastern	0.27
17 Southern	3.11
18 Wan Chai	2.79

Registered
Street Sleepers
0
11
per 10,000 Residents
by District

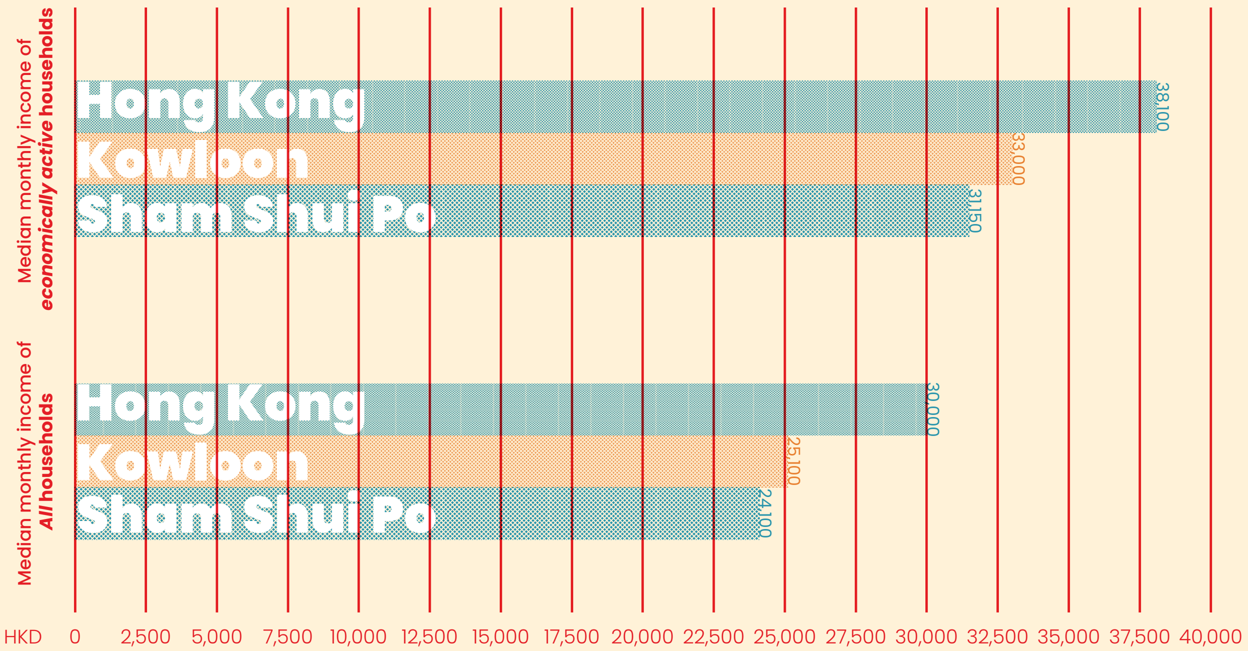
0 2.5 5 7.5 10

Source: Social Welfare Department
Layer: Social Indicators on District Welfare Needs
Data Type: Excel
Updated Date: 2023

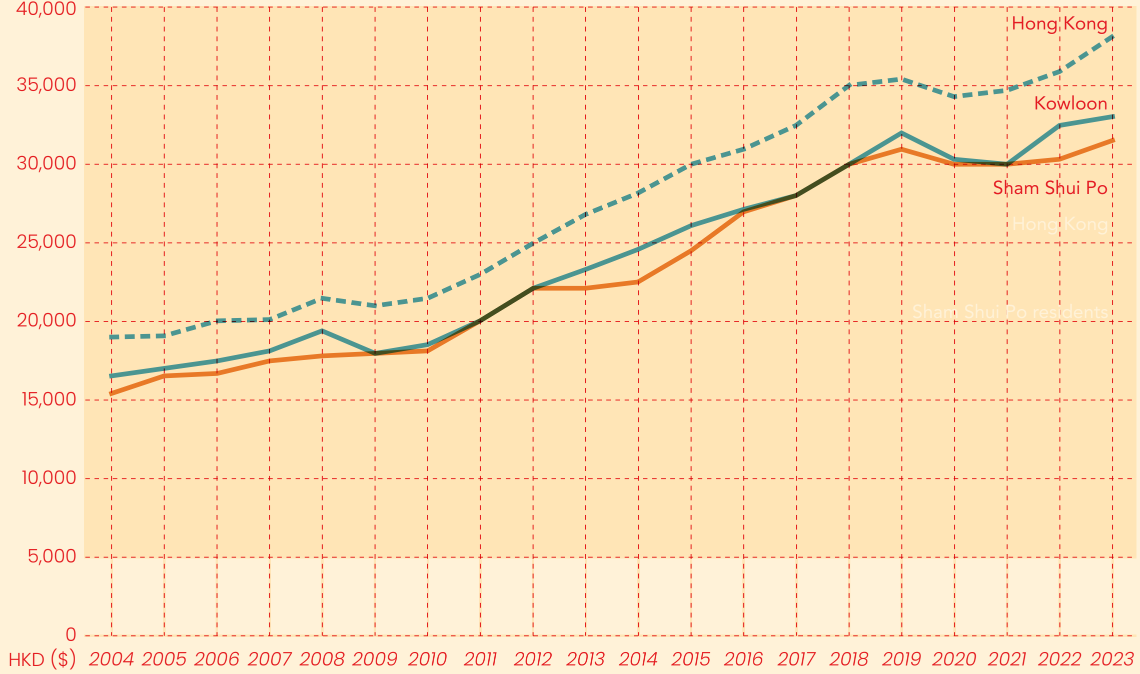
Sham Shui Po reported 3.1 registered street sleepers per 10,000 residents, the second most densely populated area from Yau Tsim Mong. Most street sleepers are centrally located within Hong Kong, largely because accessing resources necessary for daily survival requires proximity.

It further demonstrates the pattern that efforts to address the needs of street-sleepers are best effectuated geographically through localized services: shelter availability, outreach, and social welfare programs sensitive to the challenges this population faces in very dense urban areas.

2.2.3 Economically Disadvantaged


Miden Income - 2023

[Fig. 2.24] Median Income Comparison in 2021.
Source: "Table 130-06806 : Average household size and median monthly household income of households by District Council district" *General Household Survey*, 2023. Hong Kong Census and Statistics Department.


Median Monthly Household Income | 2004-2023

[Fig. 2.25] Median Income Comparison from 2003 to 2022.
Source: "Table 130-06806 : Average household size and median monthly household income of households by District Council district" *General Household Survey*, 2023. Hong Kong Census and Statistics Department.

Comparatively, Sham Shui Po is one of the poorest areas within Hong Kong and against the median household income of the city. The median income rests at HKD 31,150 per month in Sham Shui Po, which is considerably lower-17%[50] below the Hong Kong average for economically active households, and it is HKD 24,100, 20%[51] lower when considering all households. However, Sham Shui Po's median income stands 4.5%[52] below that for the Kowloon region where Sham Shui Po is located when considering economically active households and 4.0 percent[53] lower when accounting for all households.

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[50] Hong Kong Census and Statistics Department. 2023. "Table 130-06806 : Average household size and median monthly household income of households by District Council district" *General Household Survey*. Hong Kong.

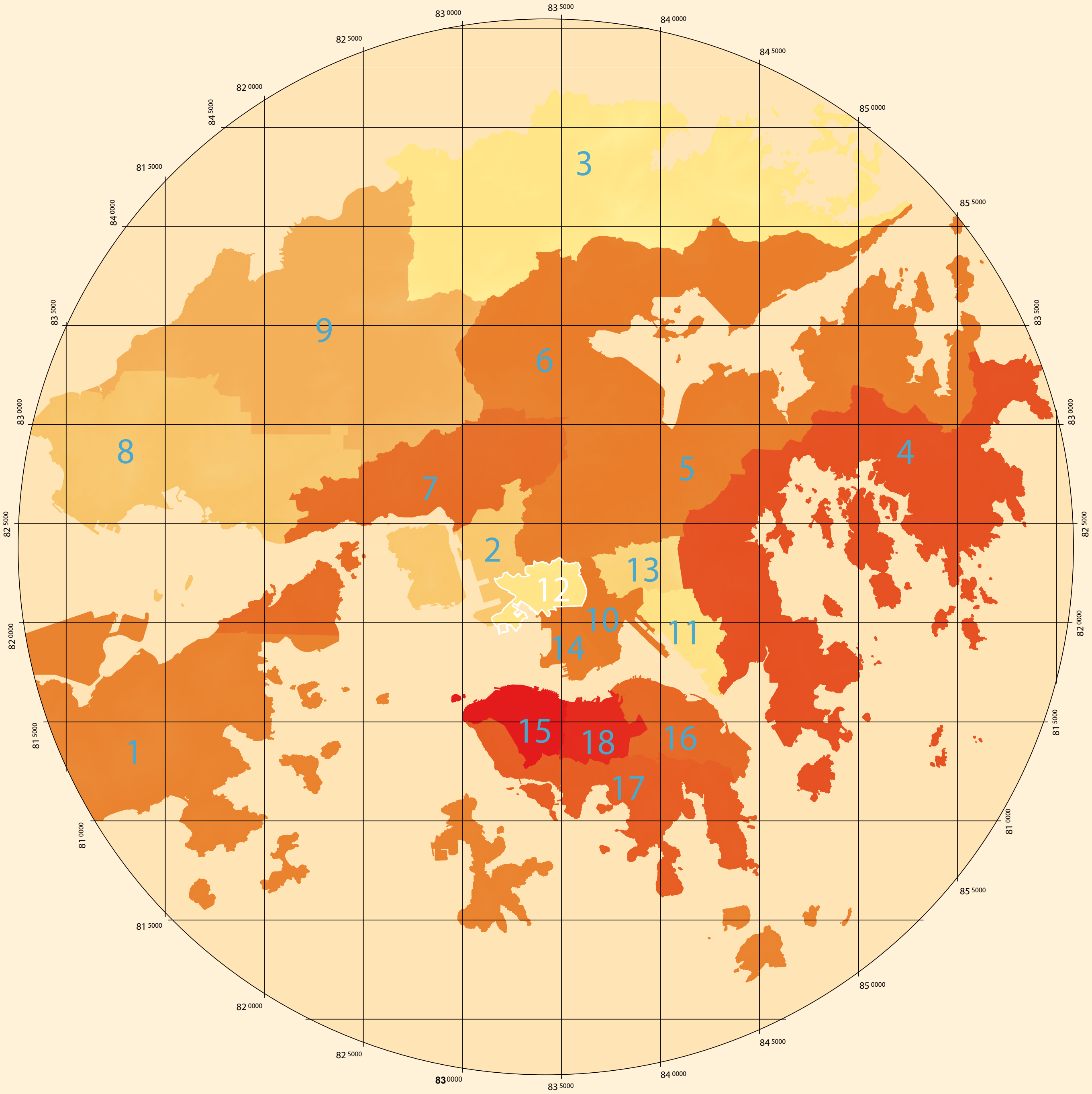
[51] Ibid.

[52] Ibid.

[53] Ibid.

Median Income of Economically Active Households: *Hong Kong*

By District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New Territories

	Median Income (HKD per Month)
1 Islands	39,500
2 Kwai Tsing	34,000
3 North	31,500
4 Sai Kung	48,700
5 Sha Tin	40,000
6 Tai Po	40,000
7 Tsuen Wan	42,800
8 Tuen Mun	34,200
9 Yuen Long	35,800

Kowloon

10 Kowloon City	40,200
11 Kwun Tong	31,700
12 Sham Shui Po	31,500
13 Wong Tai Sin	33,000
14 Yau Tsim Mong	40,000

Hong Kong Island

15 Central & Western	60,000
16 Eastern	43,800
17 Southern	46,000
18 Wan Chai	56,600

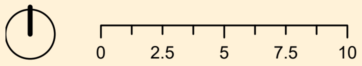
Median Income

32,000

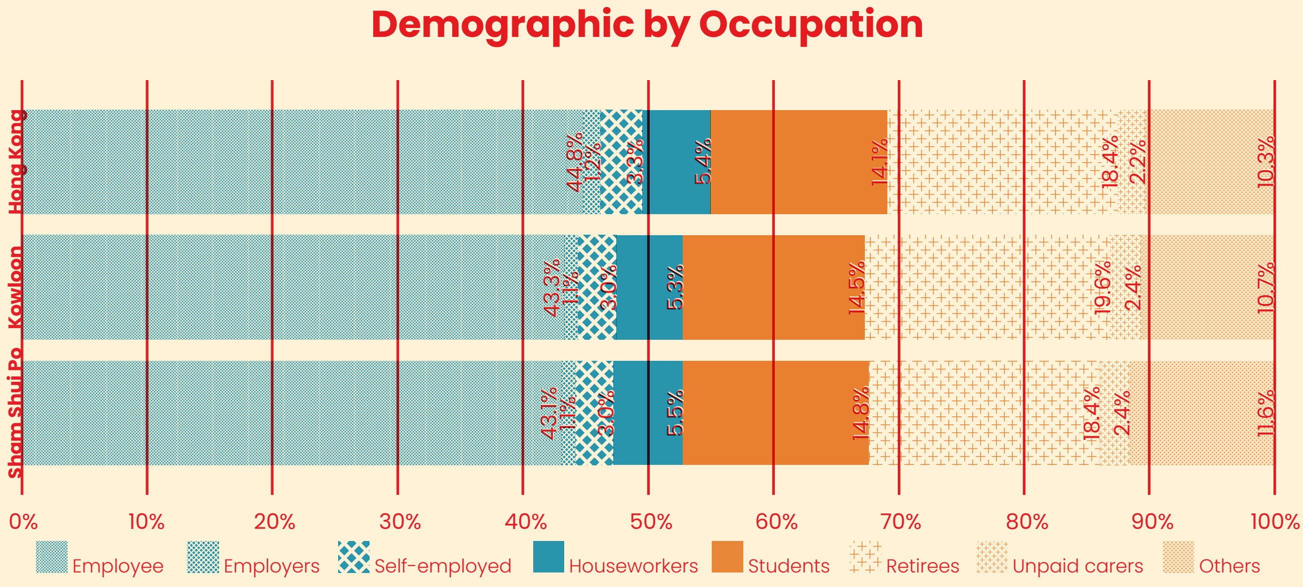
60,000

HKD per Month

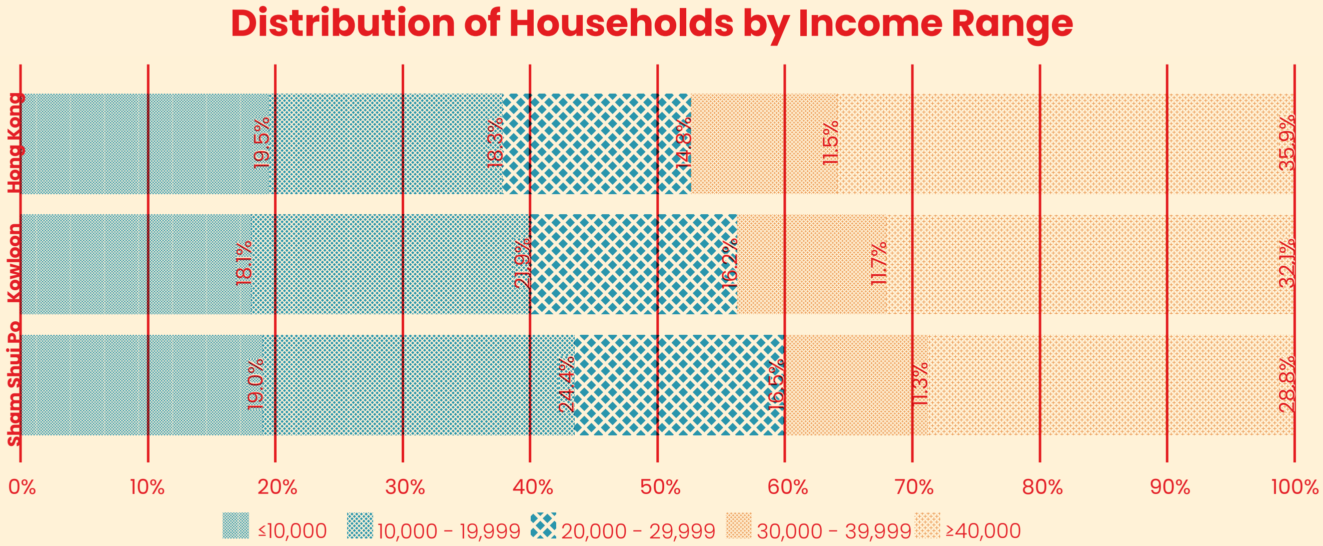
In 2023, Sham Shui Po and North District reported the lowest median income among all districts in Hong Kong, with an economically active household recording a median income of HK$31,500 per month. It accounted for a 45 percent gap from the highest, the Central and Western District whose median monthly income reached HK$60,000.



Source: Hong Kong Census and Statistics Department
Layer: Table 130-06806 : Average household size and median monthly household income of households by District Council district
Data Type: Excel
Updated Date: 05/04/2023



[Fig. 2.26]%age of Population by Occupation in 2021.
Source: "Table E2021C : 2021 Population Census - Main Tables (Economic)" 2021 Population Census, 2022. Hong Kong Census and Statistics Department.



[Fig. 2.27] Median Income Comparison in 2021.
Source: "Table E2021D : 2021 Population Census - Main Tables (Household)" 2021 Population Census, 2022. Hong Kong Census and Statistics Department.

Among the resident population aged 15 and over, Sham Shui Po had 221,796 persons[54] counted as part of the working population in 2021, accounting for 58.1%[55] of all residents aged 15 and above. The majority-43.12%-were employed as wage-earning employees[56] within the working population. Notably, retirees taken altogether formed the second most significant demographic segment in the area. The economically inactive population within Sham Shui Po comprised 18.44%[57] of the population. Overall, the employment rate is 52.8%, or 2.2 percent[58] lower than the rate across Hong Kong as a whole.

Sham Shui Po is the district wherein 59.9% of all households have a monthly income below the median which is HKD 30,000[59], comparing to 52.6%[60] for Hong Kong as a whole. Such a high percentage means that the larger part of households in Sham Shui Po experiences grimmer economic conditions and has more low-income families than the average in Hong Kong.

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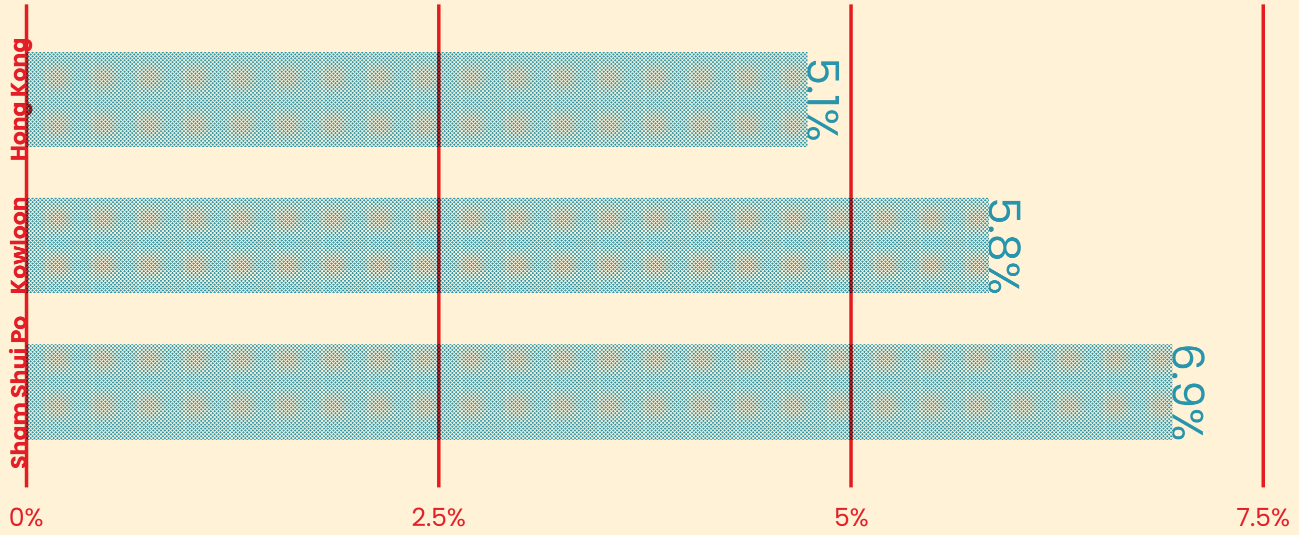
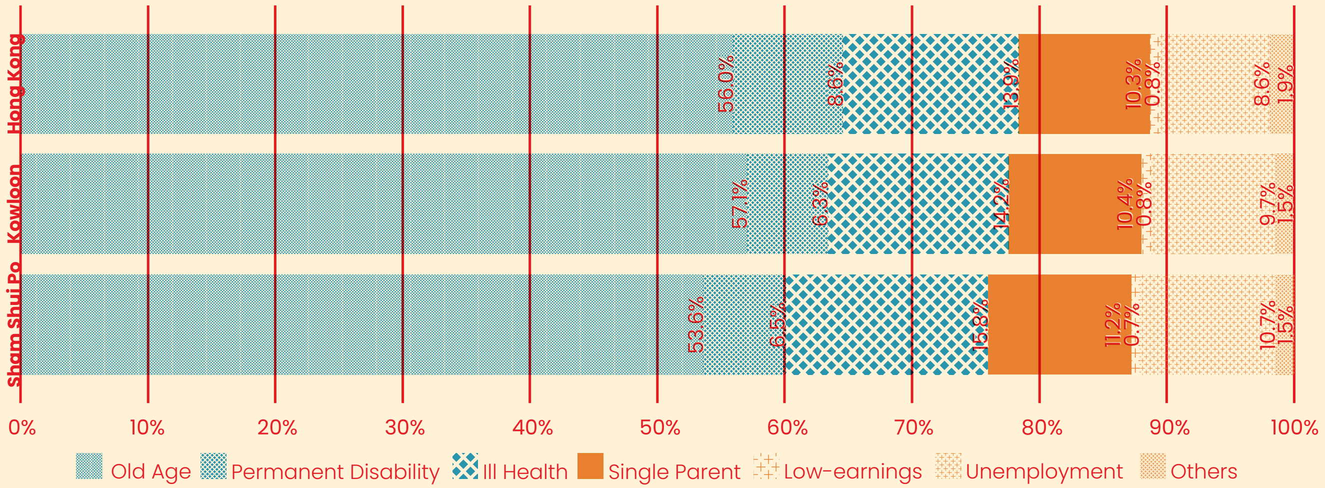
[54] Hong Kong Census and Statistics Department. 2022. "Table E2021C : 2021 Population Census - Main Tables (Economic)" *2021 Population Census.* Hong Kong.
[55] Ibid.
[56] Ibid.
[57] Ibid.
[58] Ibid.
[59] Hong Kong Census and Statistics Department. 2022. "Table E2021D : 2021 Population Census - Main Tables (Household)" *2021 Population Census.* (Cit.)
[60] Ibid.

Demographic of Social Security Allowance Recipients



[Fig. 2.28] Demographic of Social Security Allowance Recipient, 2023.
Source: " 14.1 CSSA cases by geographical district, December 2023" *Social Indicators on District Welfare Needs,* 2023. Social Welfare Department.

Distribution of Social Security Allowance Recipients by Type



[Fig. 2.29] Demographic of Social Security Allowance Recipient, 2023.
Source: "14.1 CSSA cases by geographical district, December 2023" *Social Indicators on District Welfare Needs,* 2023. Social Welfare Department.

The Comprehensive Social Security Assistance (CSSA) Scheme provides a necessary safety net to those Hong Kong residents who cannot cope with their basic needs in life[61]. In fact, the programme will provide urgent and essential financial assistance for individuals and households during times of poor economic conditions, hence enabling them to afford daily living expenses.

This is taken into perspective to note that Sham Shui Po has a higher % of the population on Social Security Allowance than the Hong Kong average. For example, 6.9% of Sham Shui Po's population[62] receives government assistance while that for Hong Kong was only 5.1%[63]. In regard to reasons for receiving the allowance, a lower % of Sham Shui Po recipients are categorized as receiving aid due to old age, where a percentage of 53%[64] represents Sham Shui Po, compared to the Hong Kong average of 56%[65].

On the other hand, recipients due to poor health or unemployment noticeably increased in Sham Shui Po, with 15.8% and 10.67%[66], respectively, both about 2% higher than the overall Hong Kong figures. It therefore implies that focused support should be directed toward the disadvantaged communities in Sham Shui Po, especially in addressing health and unemployment challenges.

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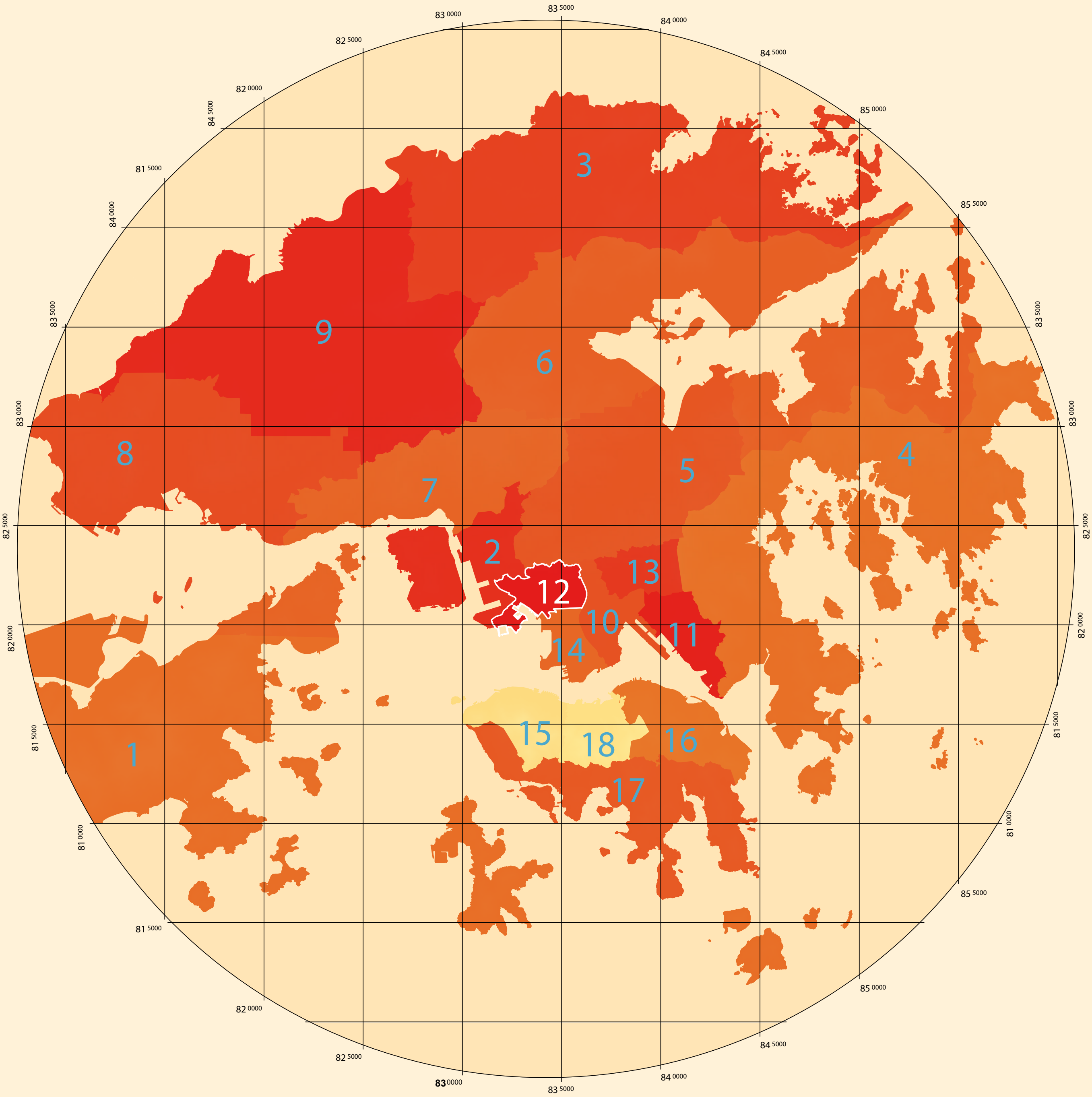
[61] Social Welfare Department. 2023. "Comprehensive Social Security Assistance (CSSA) Scheme." Accessed August 25, 2024. https://www.swd.gov.hk/en/pubsvc/socsecu/comprehens/ .
[62] Social Welfare Department. 2023. "14.1 CSSA cases by geographical district, December 2023" *Social Indicators on District Welfare Needs.* Hong Kong.
[63] Ibid.
[64] Ibid.
[65] Ibid.
[66] Ibid.

Proportion of Elderly Singletons Receiving CSSA: *Hong Kong*

By District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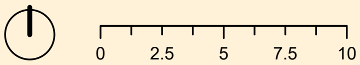
New Territories	Proportion of Elderly Singleton Recipients Under the CSSA
1 Islands	16.2%
2 Kwai Tsing	30.1%
3 North	26.0%
4 Sai Kung	15.8%
5 Sha Tin	21.7%
6 Tai Po	19.3%
7 Tsuen Wan	18.5%
8 Tuen Mun	23.6%
9 Yuen Long	31.5%
Kowloon	
10 Kowloon City	22.4%
11 Kwun Tong	33.4%
12 Sham Shui Po	34.5%
13 Wong Tai Sin	28.0%
14 Yau Tsim Mong	17.8%
Hong Kong Island	
15 Central & Western	4.8%
16 Eastern	14,7%
17 Southern	20.9%
18 Wan Chai	4.4%

Proportion of Elderly Singleton Recipients Under the CSSA

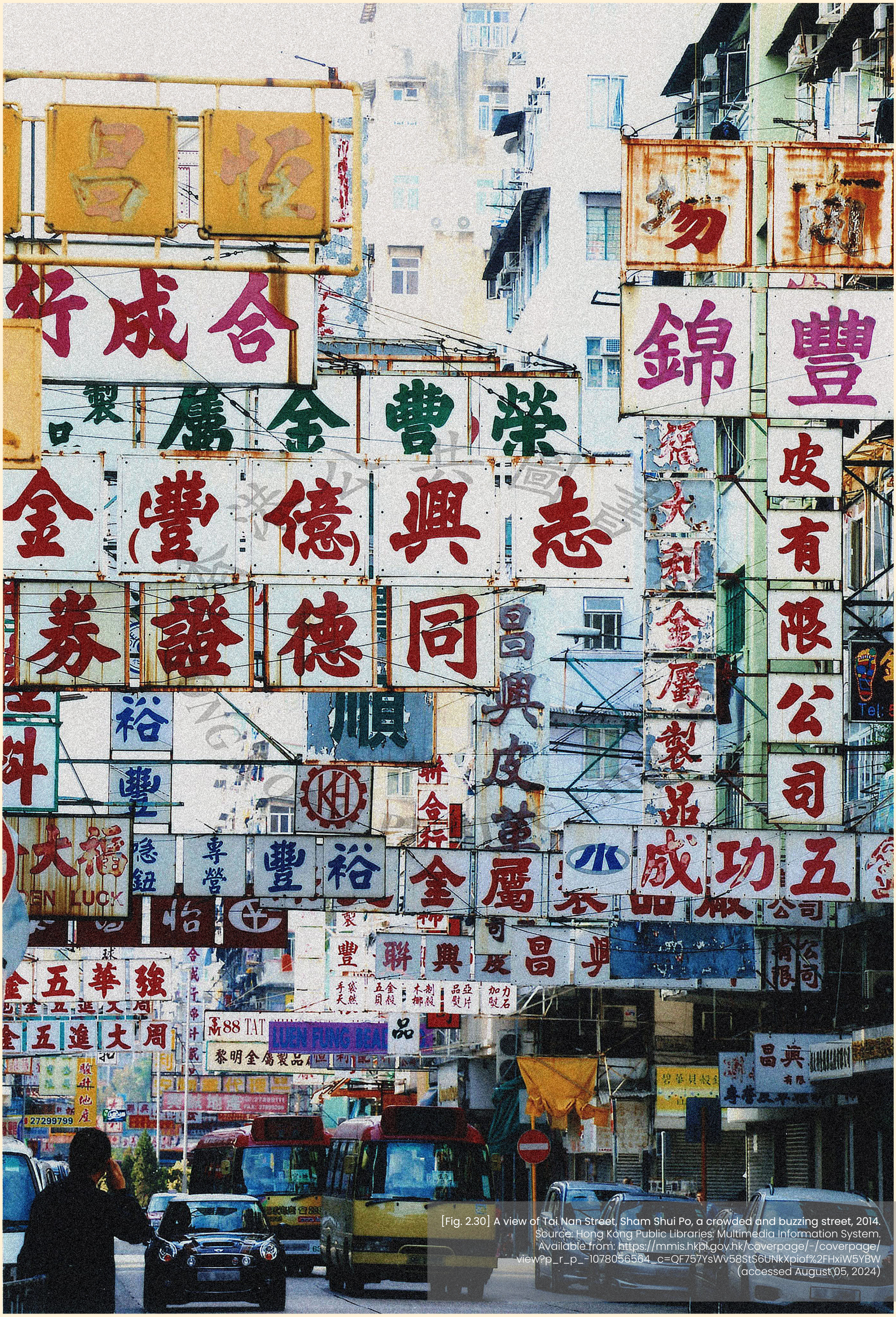
4%

35%



Source: Social Welfare Department
Layer: Social Indicators on District Welfare Needs
Data Type: Excel
Updated Date: 2023

Since then, quite a large number of the singletons in Sham Shui Po have depended on government allowances given through the Comprehensive Social Security Assistance (CSSA) Scheme, with 34.5% receiving such allowance-one of the highest rates across all districts. It has, thus, been crystal clear that the elderly living alone are really at a vulnerable position in terms of finances. The high dependency on government support shows the pressing need for targeted community services and programs to better support this underprivileged group.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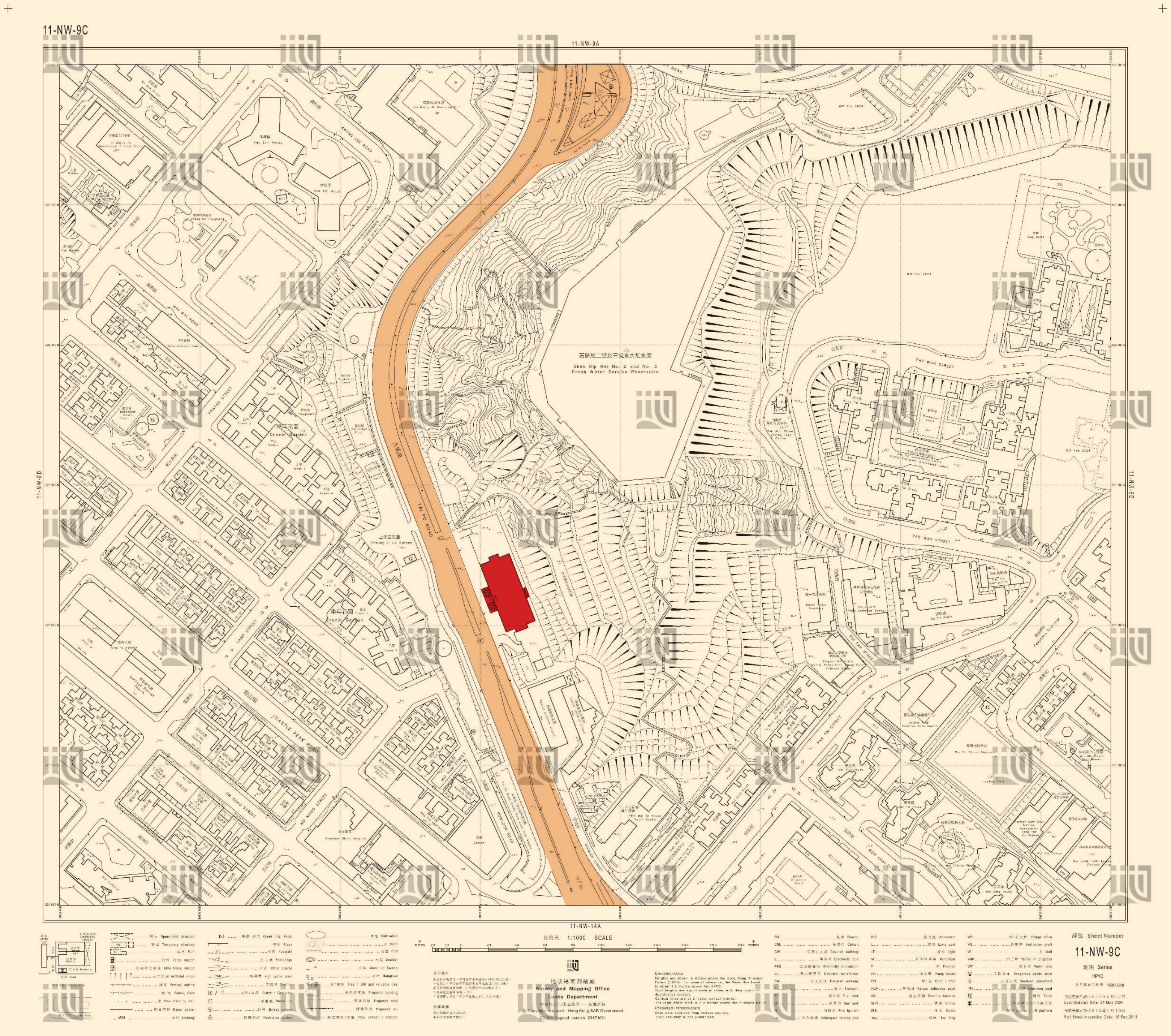
五功成
金屬
裕
順
專營
裕豐
福大
GOLDEN LUCK
黎明金屬製品
88 TAT
YUEN FUNG

[Fig. 2.30] A view of Tai Nan Street, Sham Shui Po, a crowded and buzzing street, 2014.
Source: Hong Kong Public Libraries: Multimedia Information System.
Available from: https://mmis.hkpl.gov.hk/coverpage/-/coverpage/view?p_r_p_-1078056564_c=QF757YsWv58StS6UNkXpiof%2FHxiW5YBW (accessed August 05, 2024)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11-NW-14A
11-NW-8D
11-NW-9D
TAI PO ROAD
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1:1000 SCALE
Survey and Mapping Office
Lands Department
Sheet Number
11-NW-9C
Series
HP1C

[Fig. 2.31] Location of North Kowloon Magistracy in Shek Kip Mei & Tai Po Road.
Source: Hong Kong Land Department

The North Kowloon Magistracy, which is sited in No. 292 Tai Po Road, Shek Kip Mei, Sham Shui Po[67], stands as a very significant historical landmark within the district. It was formerly a very important judicial center, in that it served northern Kowloon. The service of the magistracy was of particular significance to the areas that envelop Mong Kok, Sham Shui Po, and Shek Kip Mei, since the district was very heavily populated with fast-rising developments in property.

More significantly, it is situated on one of the oldest and most important roads in Hong Kong: Tai Po Road. On the map, Tai Po Road forms the basis of this district, highlighted in orange, an important conduit that knits large swaths of Kowloon and New Territories, which makes the magistracy significant in the urban and historical landscape of Sham Shui Po. In red mark, the position of the magistracy along this major route gives it an accessible status and places the court at the heart of justice administration in northern Kowloon.

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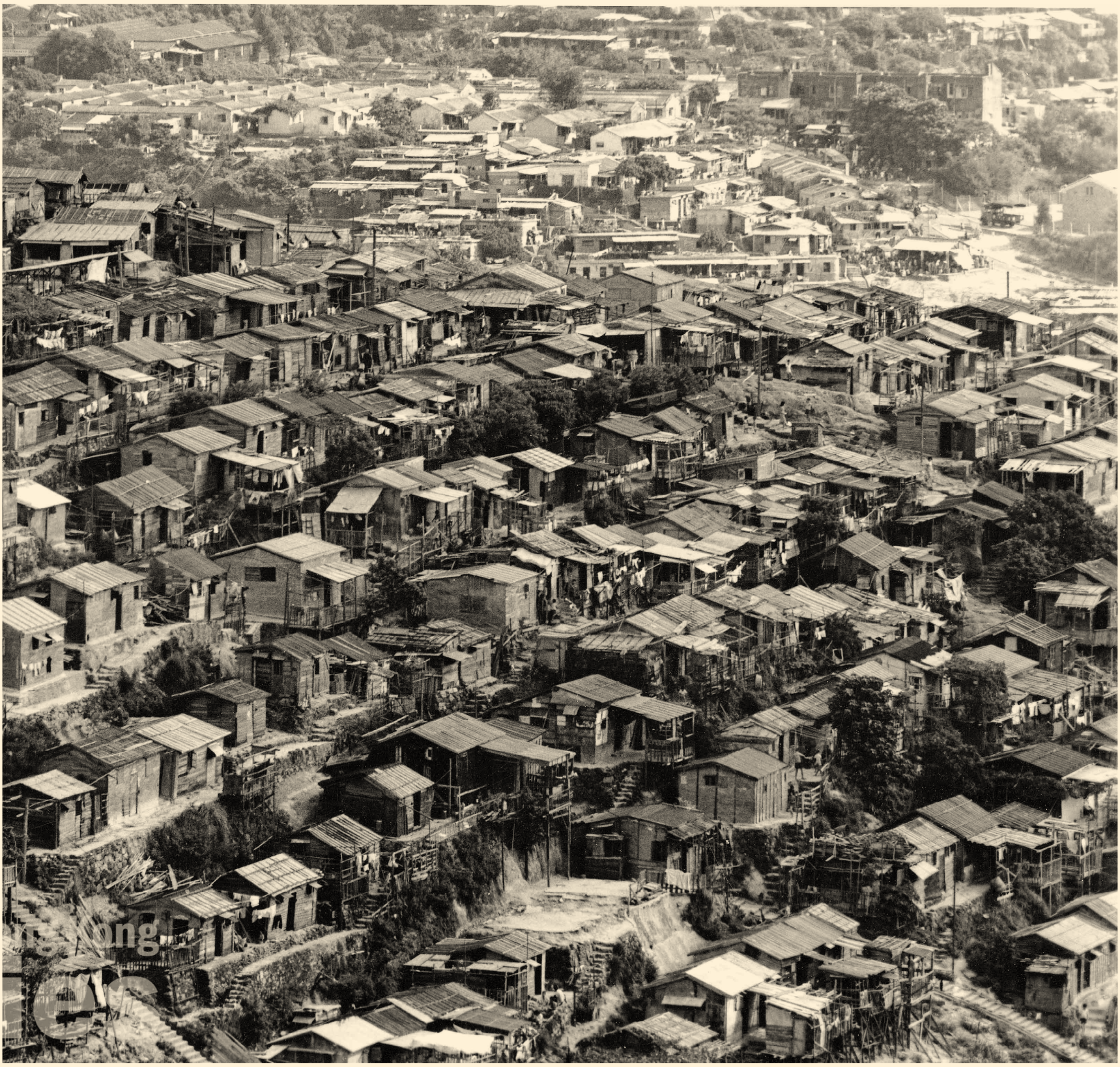
[67] Hong Kong Information Services Department. 2020. "Former magistracy to be revitalised." Accessed August 05, 2024. https://www.news.gov.hk/eng/2022/12/20221208/20221208_154052_777.html



[Fig. 2.32] Shek Kip Mei Squatter Area, 1953.
Source: University of Hong Kong Libraries. Special Collections
Available from: https://digitalrepository.lib.hku.hk/catalog/w0897k850 (accessed August 05, 2024)

In the late 1940s, civil war began to break out on the mainland of China, and many Chinese refugees fled to Hong Kong in search of safety and stability[68]. Many of these refugees headed for the area of Shek Kip Mei, constructing makeshift wooden homes that shortly developed into a populated settlement commonly known as the Shek Kip Mei villages[69]. Such a burgeoning population was living precariously.

On December 25, 1953, it was swept by a powerful firestorm, destroying the wooden shanties and sending over 50,000 people into displacement[70]. The disaster initiated a critical juncture for Hong Kong's housing policy. The big public housing initiative was launched by the Hong Kong government, first by constructing the Shek Kip Mei Resettlement Estate. It was a pioneering project and thus formed the basis for the city's vast public housing[71]. The estate epitomized the changing face of the address to the housing crisis for improvement in living conditions of low-income residents, hence the milestone of Hong Kong's urban development.

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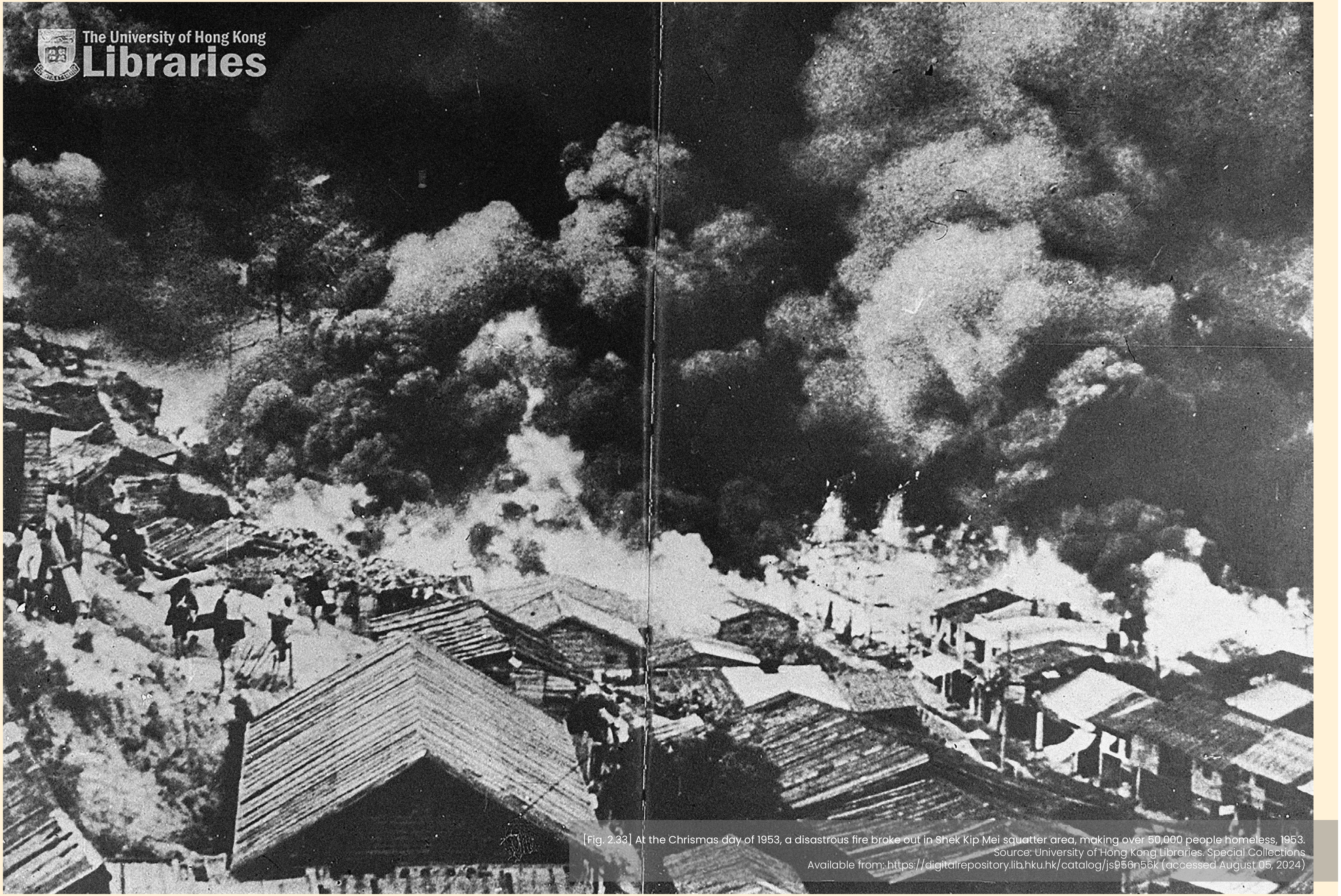
[68] Chan, Tianquan. 2018. "*Sham Shui Po History and Culture Series: (I) Sham Shui Po before and after the British rule (*深水埗歷史文化系列：*(I)* 英治前後的深水埗)" (Cit.).

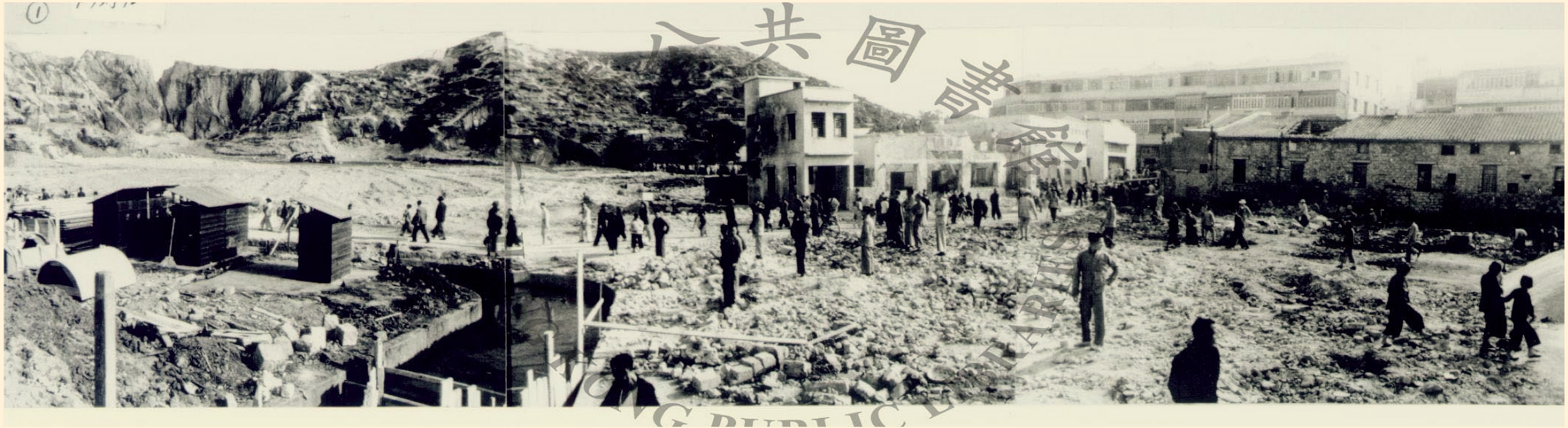
[69] "Red candles burned in the sky at midnight. Kowloon was hit by an unprecedented fire yesterday. (紅光燭天燃燒半夜 九龍昨空前大火.)" December 26, 1953. *Ta Kung Pao.* Hong Kong.

[70] "Home of The Past: From Squatters To Public Housing." *Hong Kong Memory*, 2012. Accessed April 25, 2023. https://www.hkmemory.hk/collections/public_housing

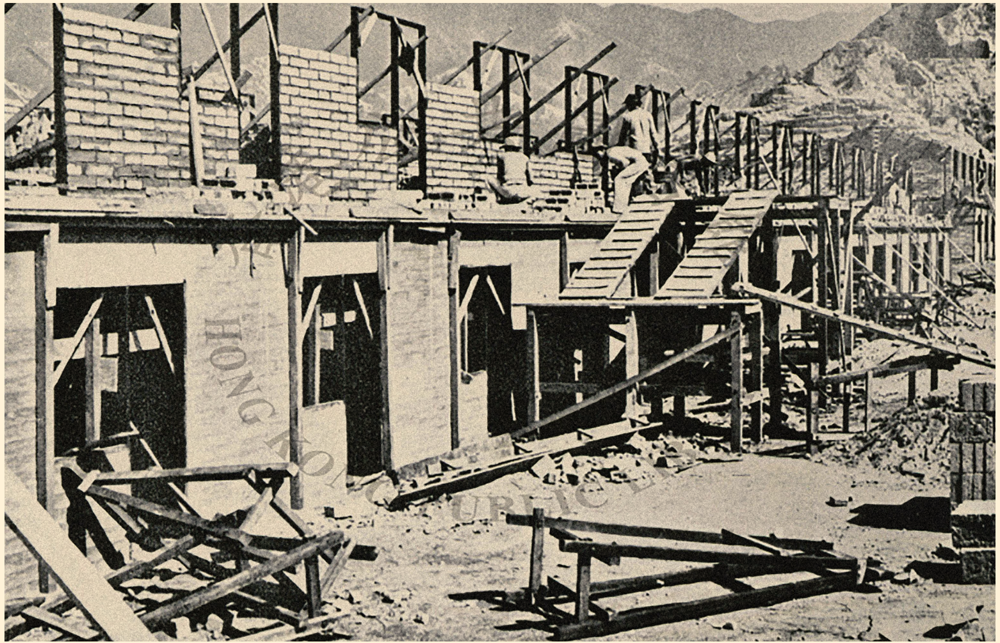
[71] Nuala Rooney. 2003. *At Home With Density*. Hong Kong: Hong Kong University Press. pp.24.


The University of Hong Kong
Libraries

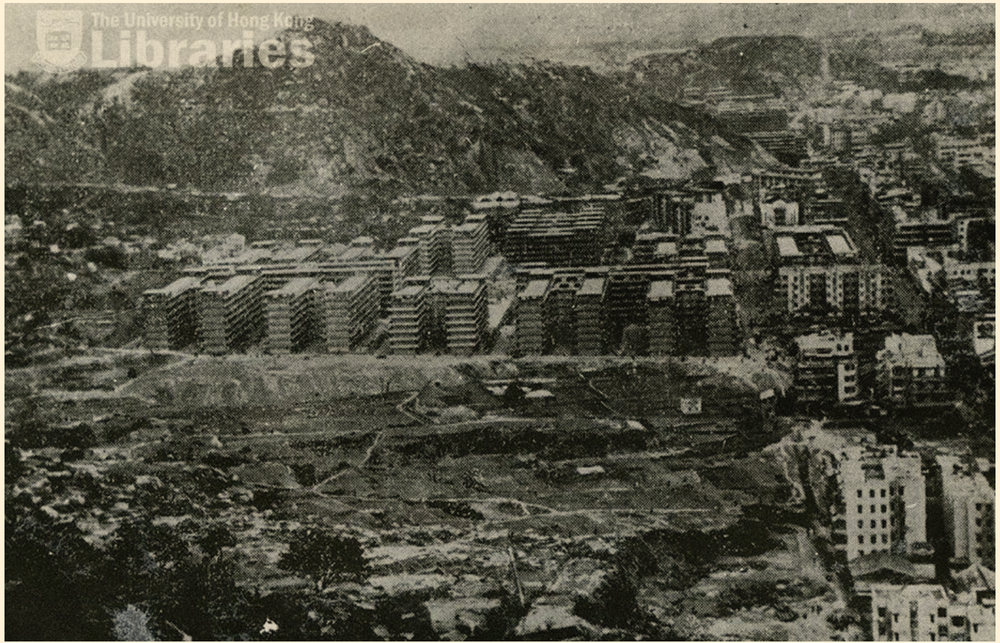
[Fig. 2.33] At the Chrismas day of 1953, a disastrous fire broke out in Shek Kip Mei squatter area, making over 50,000 people homeless, 1953.
Source: University of Hong Kong Libraries. Special Collections
Available from: https://digitalrepository.lib.hku.hk/catalog/js956n56k (accessed August 05, 2024)



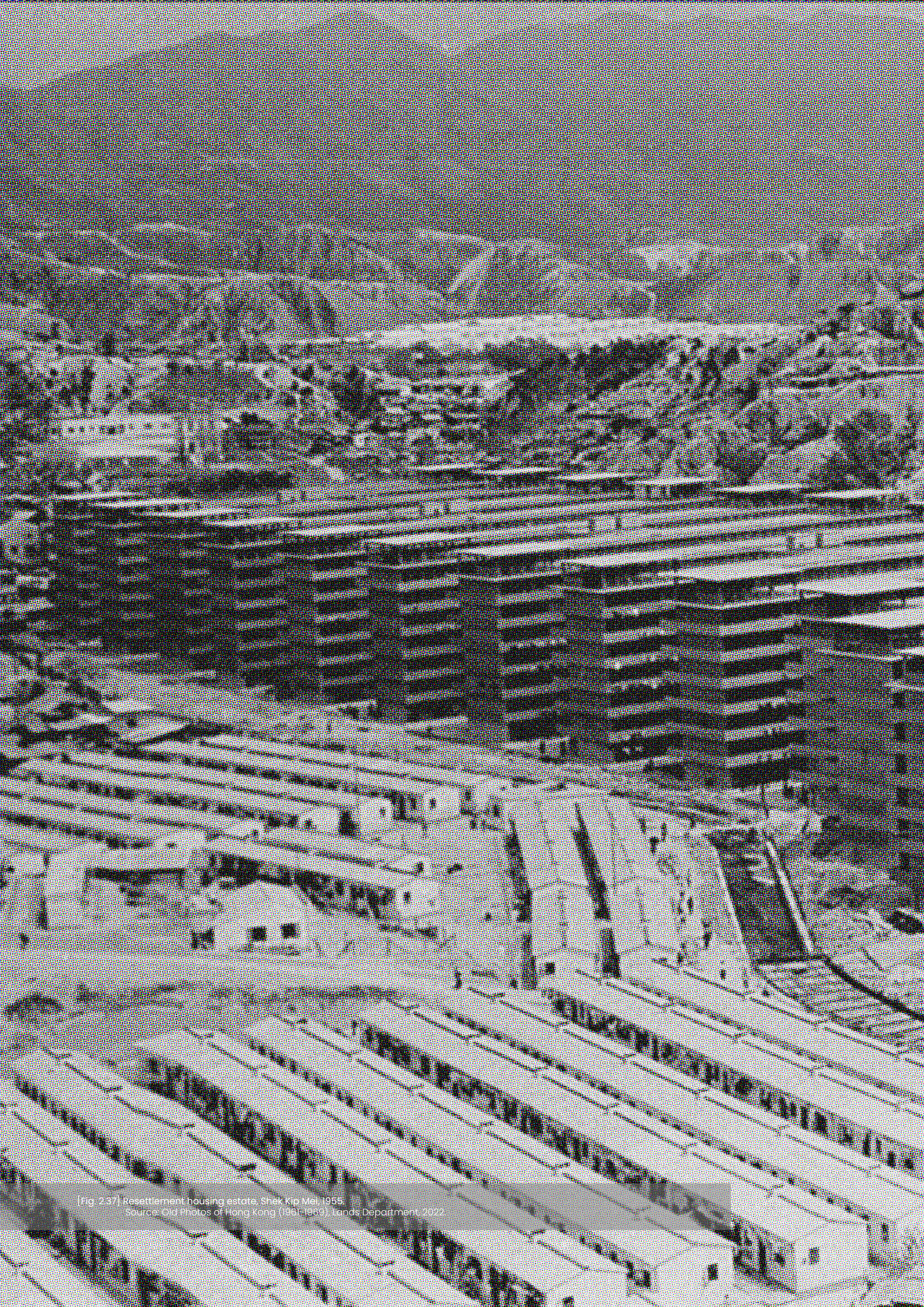
[Fig. 2.34] A panoramic photo of the fire site at Shek Kip Mei, Pak Tin and Wor Tsai Villages, 1954.
Source: Hong Kong Public Libraries: Multimedia Information System.
Available from: https://mmis.hkpl.gov.hk/coverpage/-/coverpage/view?p_r_p_-1078056564_c=QF757YsWv59JUcUoLpFJof5PESKMLvaK (accessed August 05, 2024)



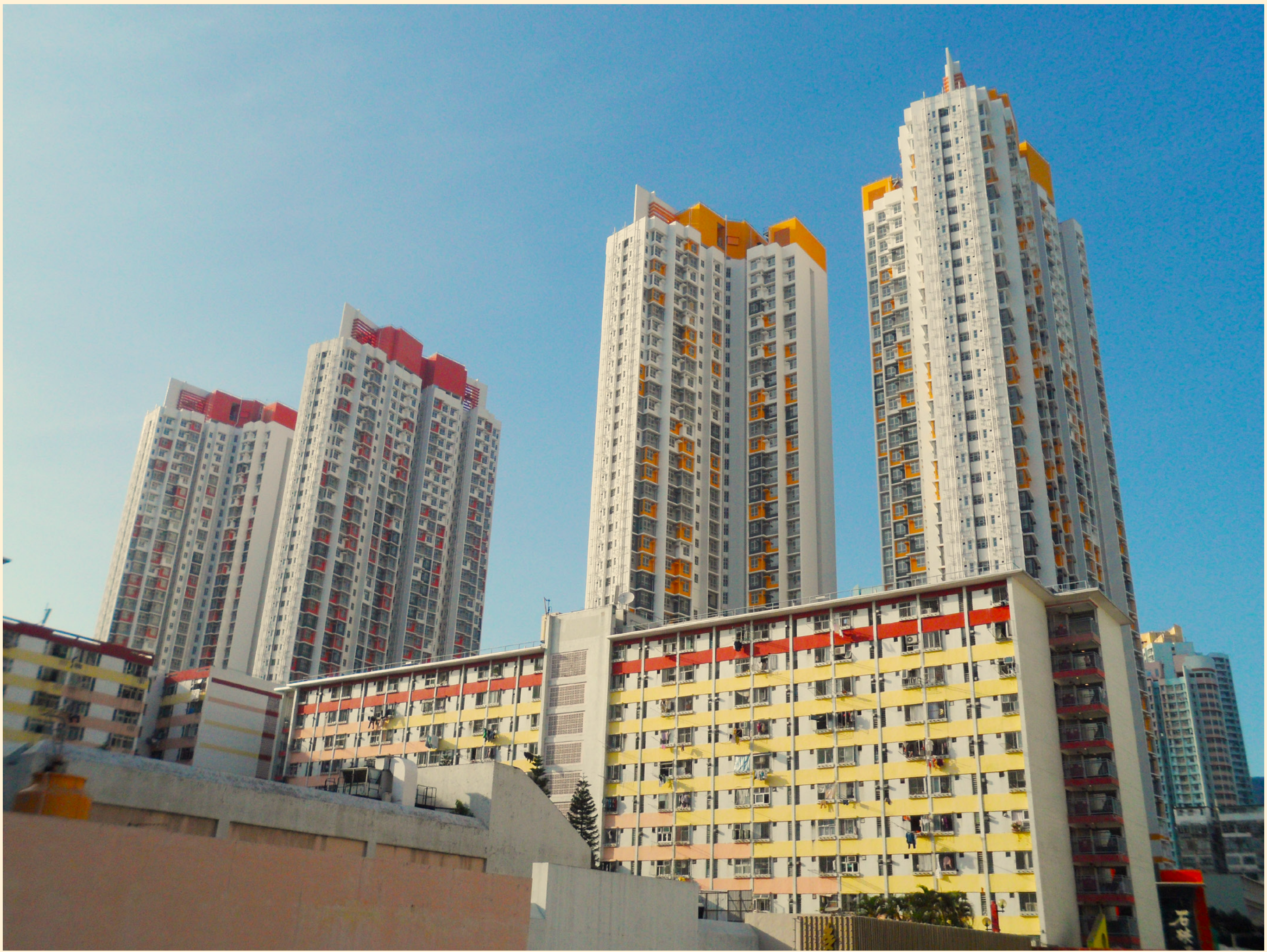
[Fig. 2.35] Bowring Bungalows were temporary facilitates aimed to house victims of Shek Kip Mei Fire, 1954.
Source: Hong Kong Public Libraries: Multimedia Information System.
Available from: https://mmis.hkpl.gov.hk/coverpage/-/coverpage/view?p_r_p_-1078056564_c=QF757Y-sWv58StS6UNkXpii85LBS6BVs5 (accessed August 05, 2024)



[Fig. 2.36] W
Source: University of Hong Kong Libraries. Special Collections.
Available from: https://digitalrepository.lib.hku.hk/catalog/v692t9064 (accessed August 05, 2024)



[Fig. 2.37] Resettlement housing estate, Shek Kip Mei, 1955.
Source: Old Photos of Hong Kong (1961-1969), Lands Department, 2022.



[Fig. 2.38] Redeveloped Shek Kip Mei Estate, 2012.
Source: Qwer132477@Wikimedia Commons
Available from: https://commons.wikimedia.org/wiki/File:Shek_Kip_Mei_Estate_2012_part1.JPG (accessed August 05, 2024)

Shek Kip Mei consists mainly of a residential area with a lot of apartment buildings, dominated by public housing estates, though there are a few private ones. That is due to the burgeoning population of the district and the high ability for dense urban landscape to house them, reflecting a very large focus on affordable housing within the district. Shek Kip Mei is outstanding for the valuable cultural heritage and great historical sites which were reserved thoughtfully to be used in modern times for new purposes. These landmarks not only preserve district history but contribute to its history in every vital and dynamic way.

Aside from the North Kowloon Magistracy, two other buildings are essential to the district's ability in preserving its cultural history. The Mei Ho House is among the apartment buildings of the Shek Kip Mei Estate, opened in 1954[72] and is a Grade II historic building[73]. It was revitalized in 2013 to be both a youth hostel and a heritage museum; this introduces the tourists to Hong Kong's public housing history.

Other famous heritage in Shek Kip Mei is The Jockey Club Creative Arts Centre. This was an industrial building built in 1977[74] but reborn as a rich, multidisciplinary art center in 2008[75]. The JCCAC is another important hub within this area because of the accessible studios for local artists and its contribution to cultural development. These heritage buildings have been creatively adapted to indicate how the district can effectively merge history with modern development, complementing its unique character and community spirit.

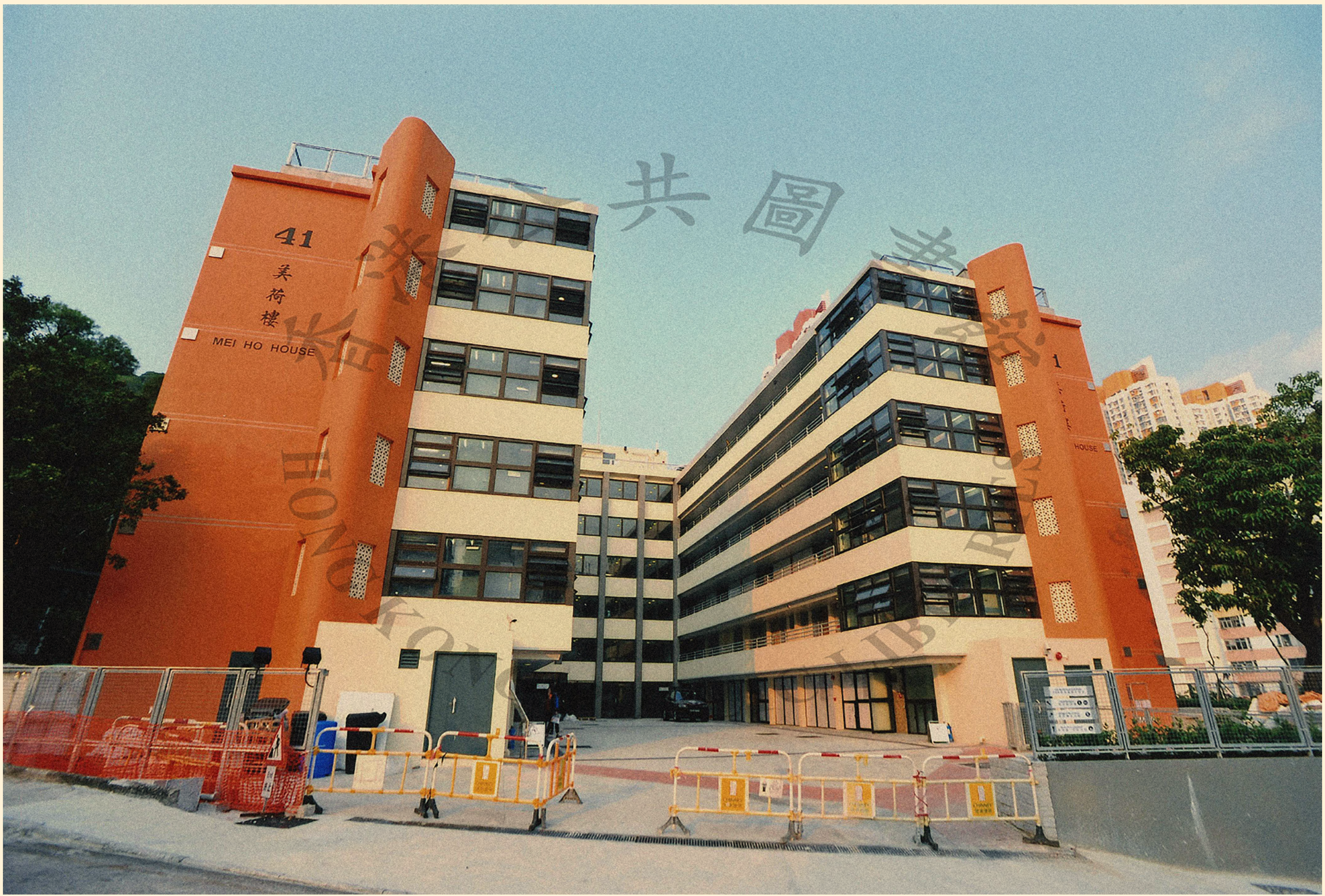
---

[72] Nuala Rooney. 2003. *At Home With Density.* (Cit.), pp.24.

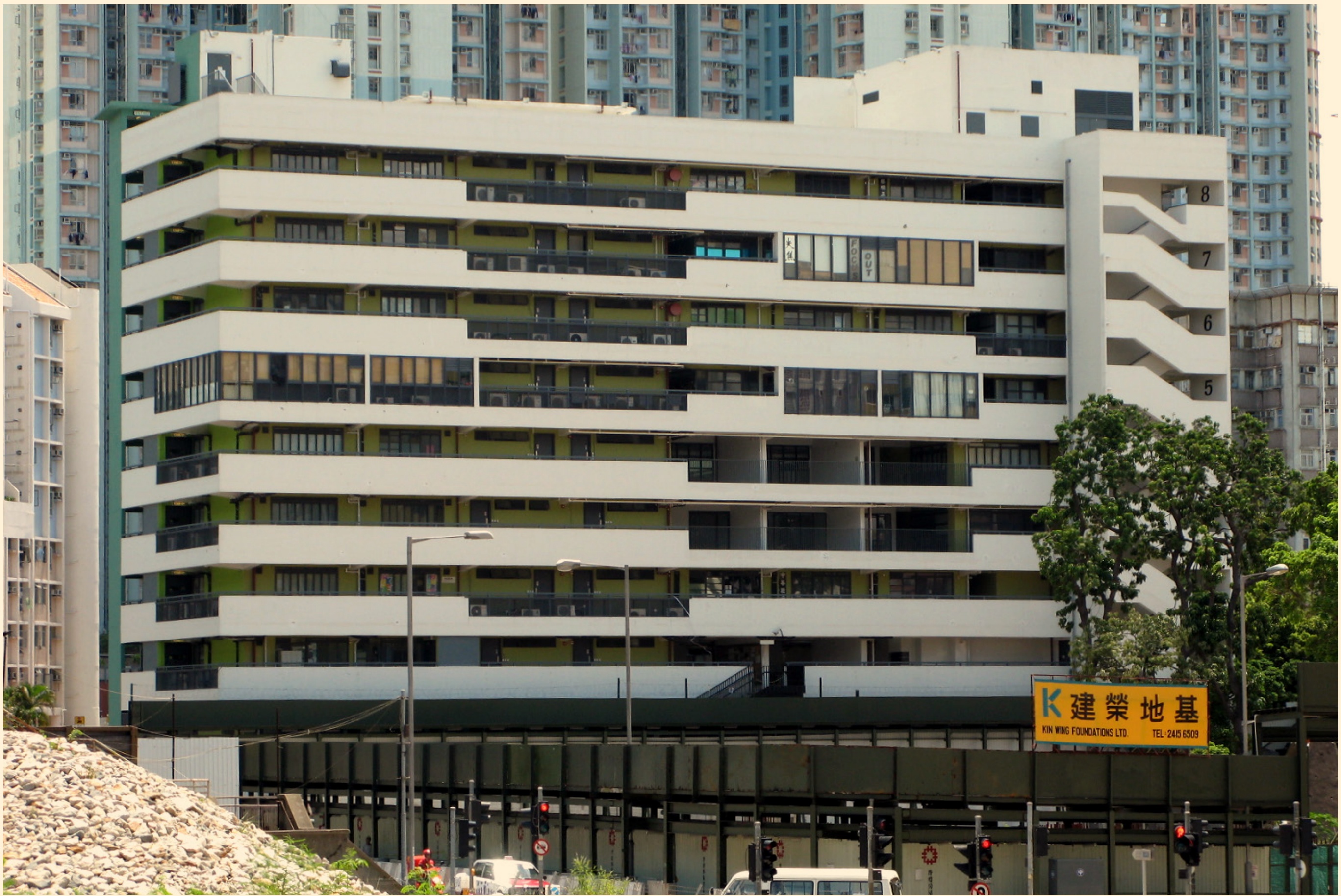
[73] Antiquities Advisory Board. 2012. "Results of the Assessment of 1,444 Historic Buildings and New Items." Accessed April 25, 2023. https://www.aab.gov.hk/en/historic-buildings/results-of-the-assessment/index.html .

[74] Hong Kong Housing Authority. 1999. "Clearance of Shek Kip Mei Factory Estate." Accessed August 05, 2024. https://www.info.gov.hk/gia/general/199909/30/0930228.htm.

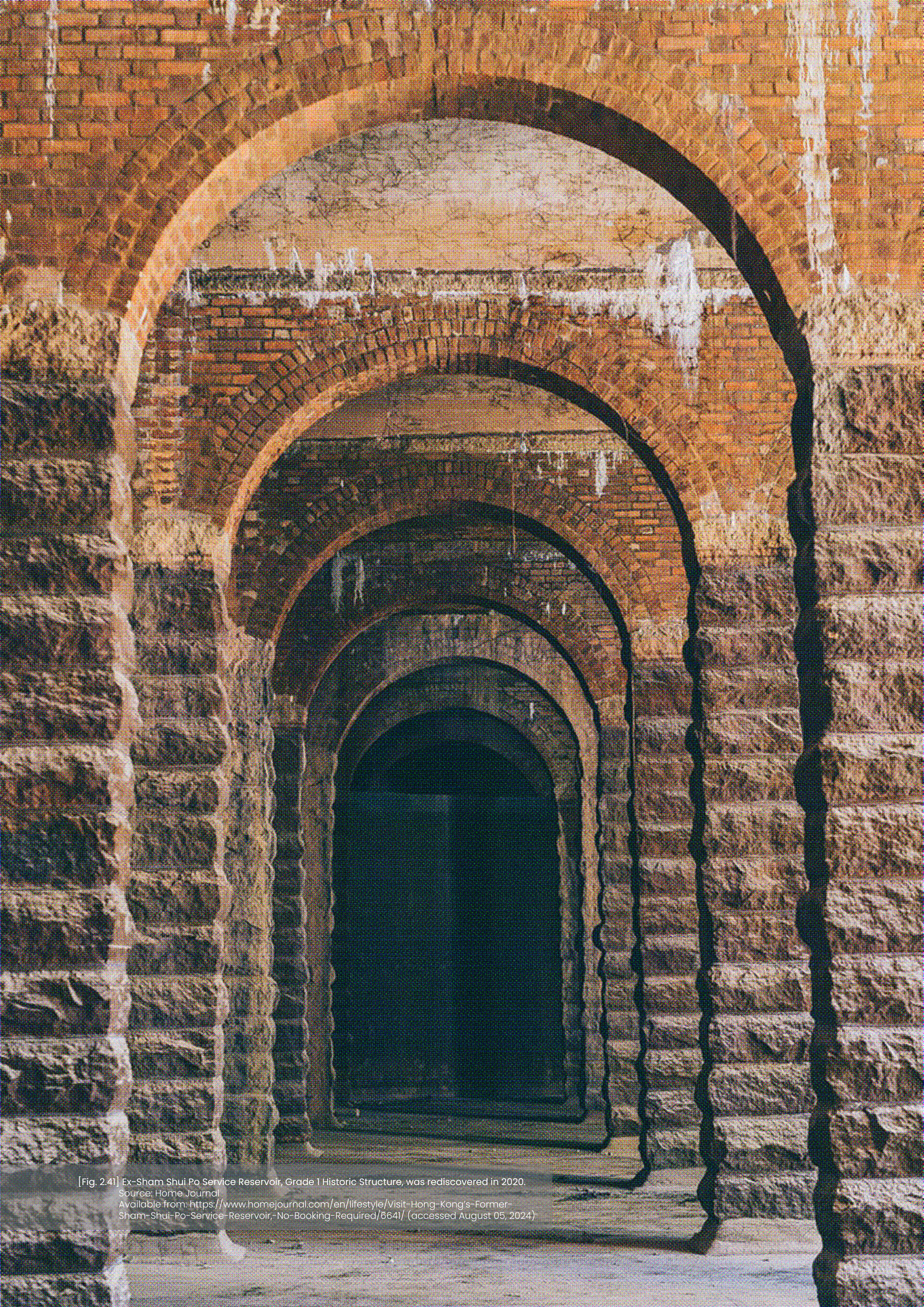
[75] JCCAC. 2023. "About JCCAC." Accessed August 05, 2024. https://www.jccac.org.hk/?a=group&id=b_1 .


41
美荷樓
MEI HO HOUSE

[Fig. 2.39] Mei Ho House, 2013.
Source: ong Kong Public Libraries: Multimedia Information System.
Available from: https://mmis.hkpl.gov.hk/coverpage/-/coverpage/view?p_r_p_-1078056564_c=QF757YsWv58StS6UNkXpigZoCbTN4QbN (accessed August 05, 2024)

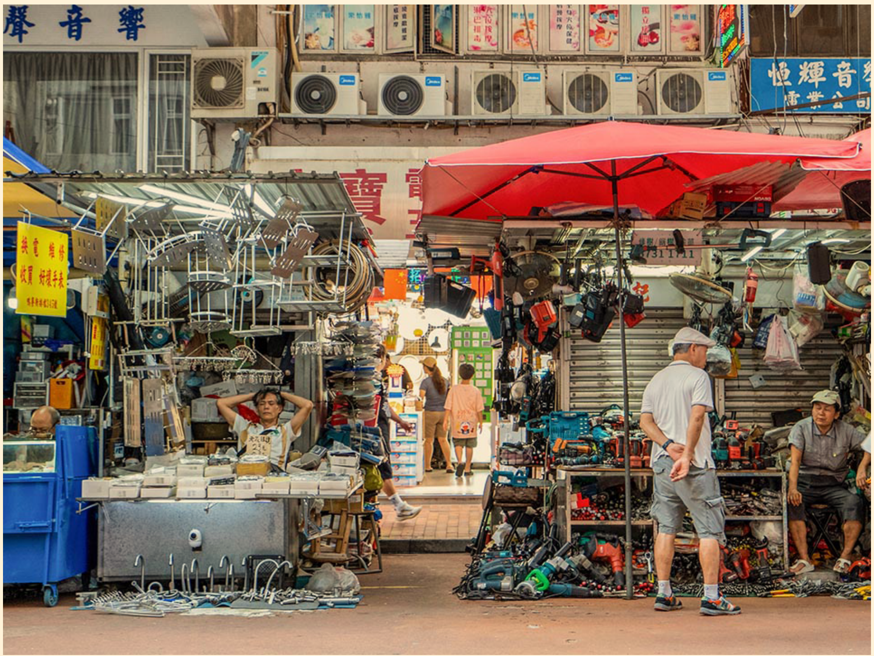

8
7
6
5
建榮地基
KIN WING FOUNDATIONS LTD.
TEL: 2415 6509

[Fig. 2.40] The Jockey Club Creative Arts Centre, 2009.
Source: WiNG@Wikimedia Commons
Available from: https://commons.wikimedia.org/wiki/File:The_Jockey_Club_Creative_Arts_Centre_2009.jpg (accessed August 05, 2024)

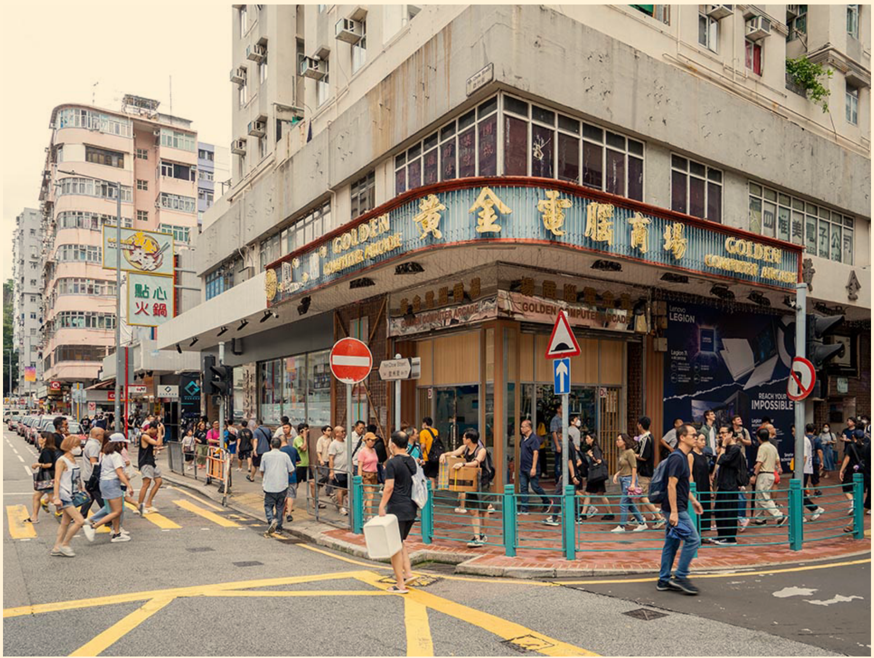


[Fig. 2.41] Ex-Sham Shui Po Service Reservoir, Grade 1 Historic Structure, was rediscovered in 2020.
Source: Home Journal
Available from: https://www.homejournal.com/en/lifestyle/Visit-Hong-Kong's-Former-Sham-Shui-Po-Service-Reservoir,-No-Booking-Required/6641/ (accessed August 05, 2024)

2.4 Self-Sufficient Area



[Fig. 2.42] Apliu Street, Electronics Street Market, 2024.
Source: Hong Kong Tourism Board



[Fig. 2.43] Golden Computer Centre on Fuk Wing Street, 2024.
Source: Hong Kong Tourism Board

Sham Shui Po is a district highly developed in commercial activity, which, at the same time, makes it a place of concentration for almost all types of goods, starting from electronics and trendy gadgets, ending with clothes and accessories, generally sold very cheaply.[76]

It hosts a lot of road markets and shopping centers, with each one specialized in unique types of goods. The Apliu Street is famous for an electronic-good-based market and everything that is associated with such goods.[77] On the other hand, Nam Cheong Street, more typically known as Ribbon Street, deals in all kinds of ribbons, lace, cords, and zippers.[78] The most remarkable thing that has been generally observed in the Golden Computer Centre and Arcade is that it is highly packed, full of stores selling everything from video games to computer parts[79] for enthusiasts who build custom desktop computers.

---

[76] Hong Kong Tourism Board. 2024. “Explore Neighbourhoods - Sham Shui Po.” Accessed August 15, 2024. https://www.discoverhongkong.com/eng/explore/neighbourhoods/sham-shui-po.html .

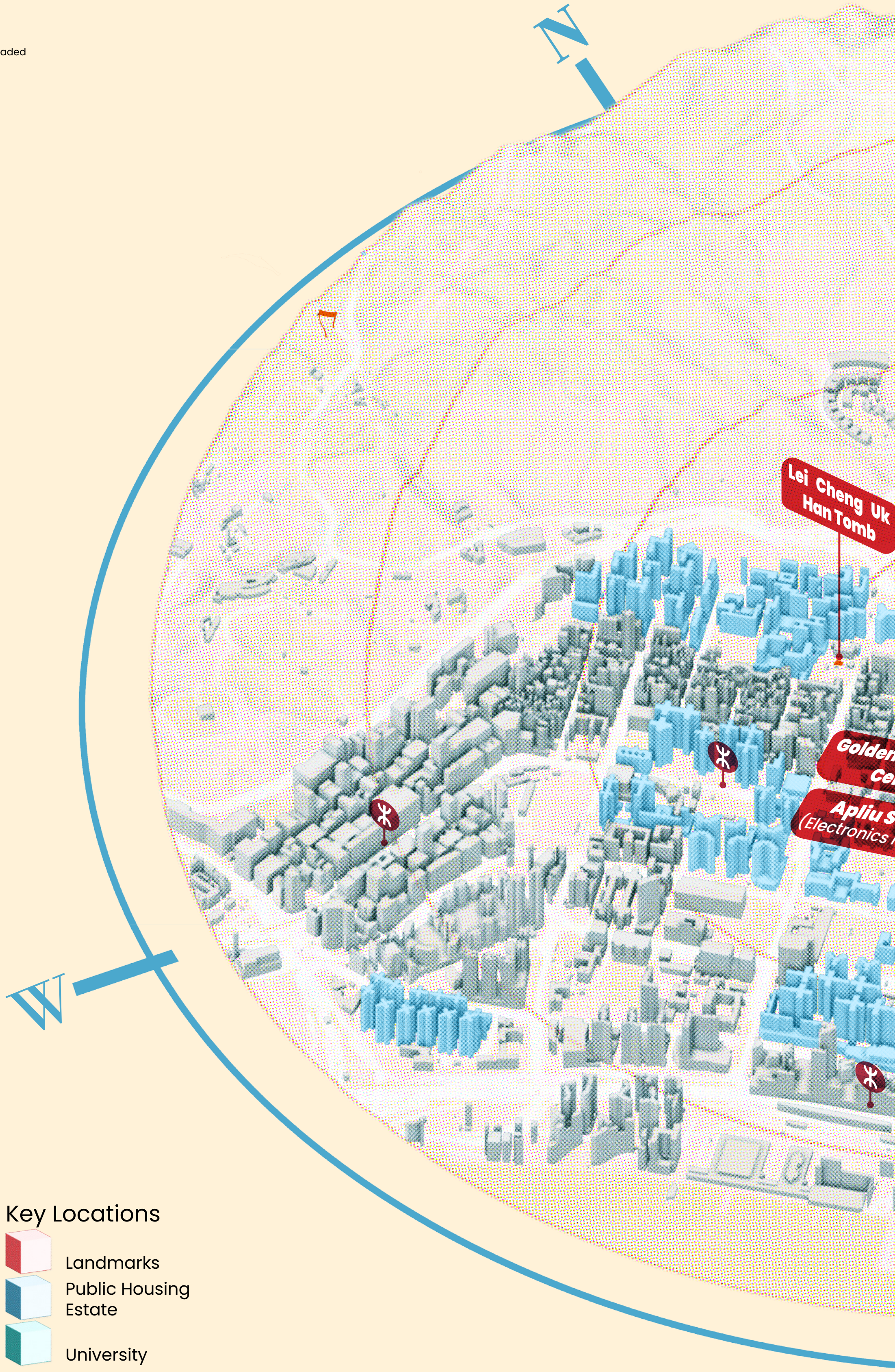
[77] Ping Wa Leung. 2003. *Heritage of The Sham Shui Po District, Hong Kong (深水埗風物志)* (Cit.) pp.243.

[78] *Sham Shui Po Civic Education Committee. 2011. From Sham Shui Po to Sham Shui Po(從深水步到深水埗).* Hong Kong. p.34.

[79] *From Sham Shui Po to Sham Shui Po (從深水步到深水埗).* 2011. (Cit.) pp.41.

Source1: Hong Kong Lands Department
Layer: Building
Data Type: Vector Data
Updated Date: 13/06/2024;
Nominal Scale: 1:1,500
Corradiated System: EPSG:2326

Source2: Antiquities and Monuments Office
Layer: Declared monuments with image; Graded historic buildings with image and grading
Data Type: Vector Data
Updated Date: 20/10/2023; 05/01/2024
Nominal Scale: 1:1,500
Corradiated System: EPSG:2326



Historic Buildings

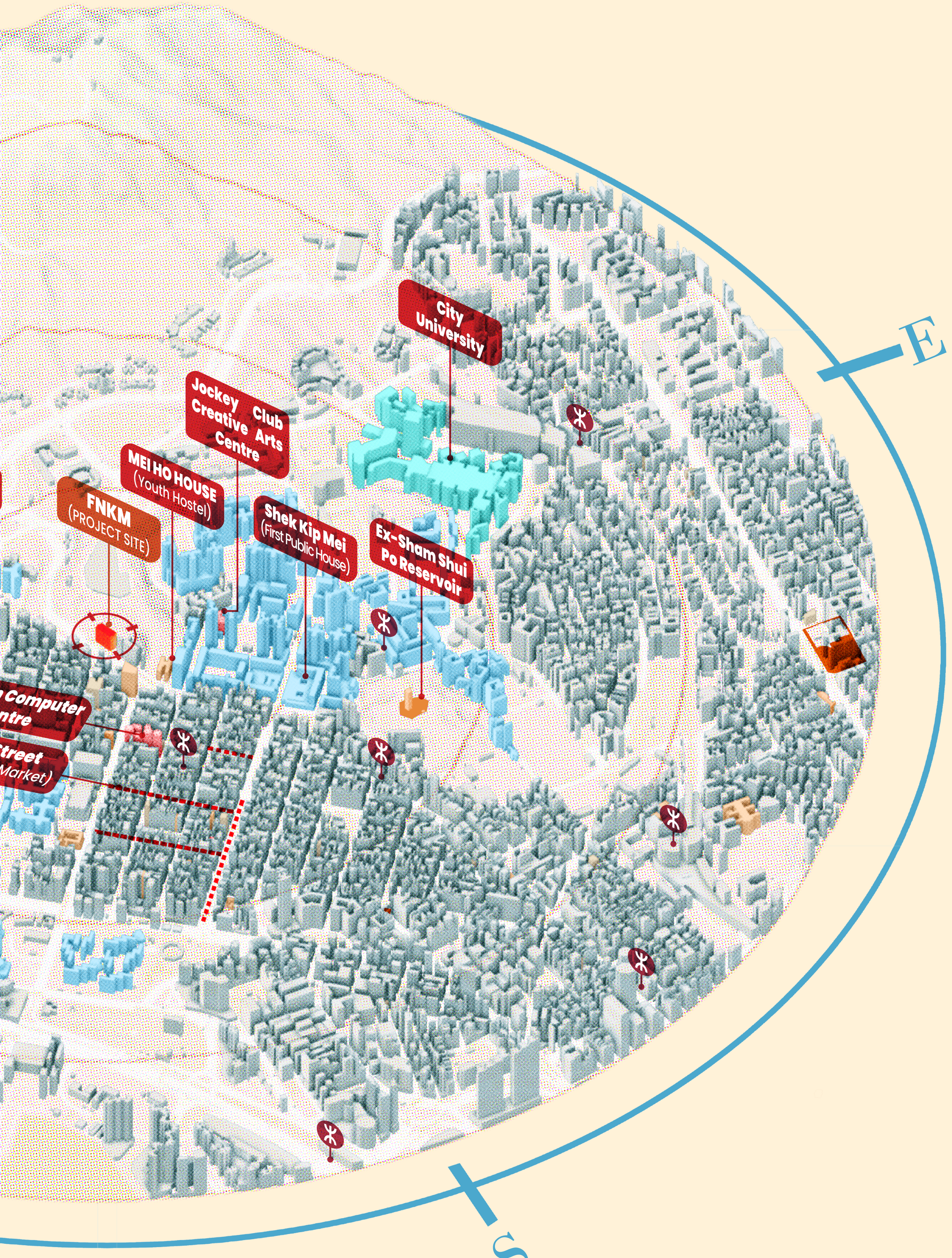
- Declared Monuments
- Grade 1
- Grade 2
- Grade 3

Key Locations

- Landmarks
- Public Housing Estate
- University
- Street Market
- MTR Stations

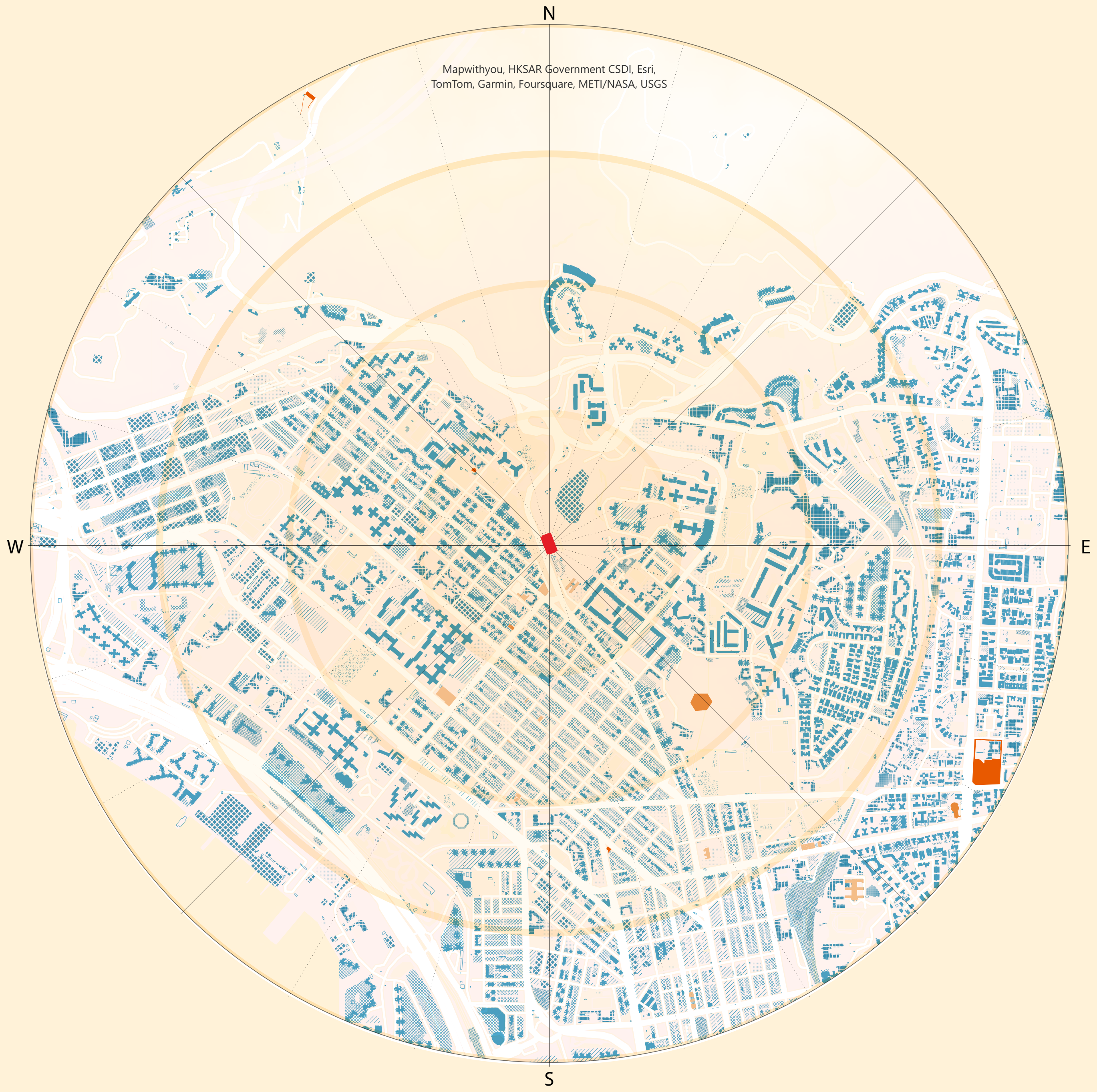
Key Locations

2KM from North Kowloon Magistracy


City University
Jockey Club Creative Arts Centre
MEI HO HOUSE (Youth Hostel)
FNKM (PROJECT SITE)
Shek Kip Mei (First Public House)
Ex-Sham Shui Po Reservoir
n Computer
ntre
treet
Market)
E
S

Building Functions

2KM from North Kowloon Magistracy

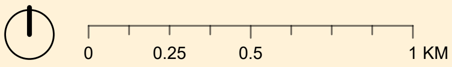


Mapwithyou, HKSAR Government CSDI, Esri, TomTom, Garmin, Foursquare, METI/NASA, USGS

🟥	North Kowloon Magistracy	
Historic Buildings		**Count**
▫	Grade 3	25
🟧	Grade 2	34
🟧	Grade 1	4
🟧	Declared Monuments	5
Building Category		
🟦	Residential	1,980
▨	Commercial	941
▦	Industrial	301
▦	Mixed Use	3,357
▫	Public Service	259
▦	Cultural	49
▦	Education	431
▫	Sport	53
▨	Religious	94
▨	Transpotation	248
▫	Miscellaneous	1,053

Distance from NKM (m)

- 500
- 1000
- 1500
- 2000



Source1: Hong Kong Lands Department
Layer: Building
Data Type: Vector Data
Updated Date: 13/06/2024;
Nominal Scale: 1:1,500
Corradiated System: EPSG:2326

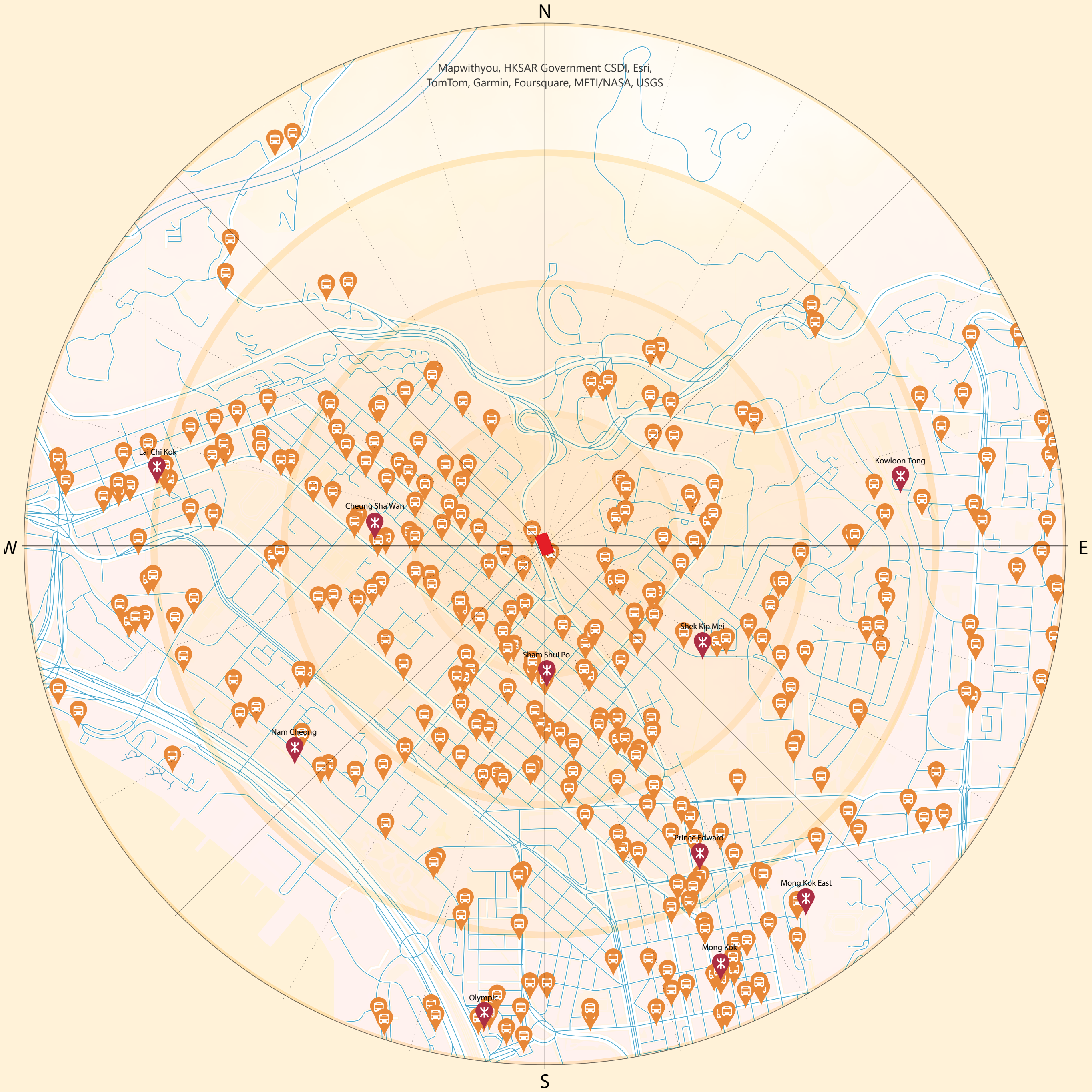
Source2: Antiquities and Monuments Office
Layer: Declared monuments with image; Graded historic buildingswith image and grading
Data Type: Vector Data
Updated Date: 20/10/2023; 05/01/2024
Nominal Scale: 1:1,500
Corradiated System: EPSG:2326

This map indicates that most of the buildings in this area are used either for residential or mixed-use purposes. Most of the mixed-use buildings have commercial stores at street level and residences on the higher floors. Particularly, low-rise residential buildings dominate the eastern side of this area.

Recent developments often include a podium for commercial activities at ground level, surmounted by residential towers. This is a very efficient design strategy for combining commercial and residential space in the one complex.

In contrast, the west side of the location is generally filled with industries and offices; therefore, that side represents the industrial area.

2KM from North Kowloon Magistracy


N
S
E
W
Mapwithyou, HKSAR Government CSDI, Esri, TomTom, Garmin, Foursquare, METI/NASA, USGS
Lai Chi Kok
Cheung Sha Wan
Kowloon Tong
Shek Kip Mei
Sham Shui Po
Nam Cheong
Prince Edward
Mong Kok East
Mong Kok
Olympic

🟥 North Kowloon Magistracy
Count
MTR Station 10
Bus Stop 322
Road & Street
Distance from NKM (m)
500
1000
1500
2000
0
0.25
0.5
1 KM

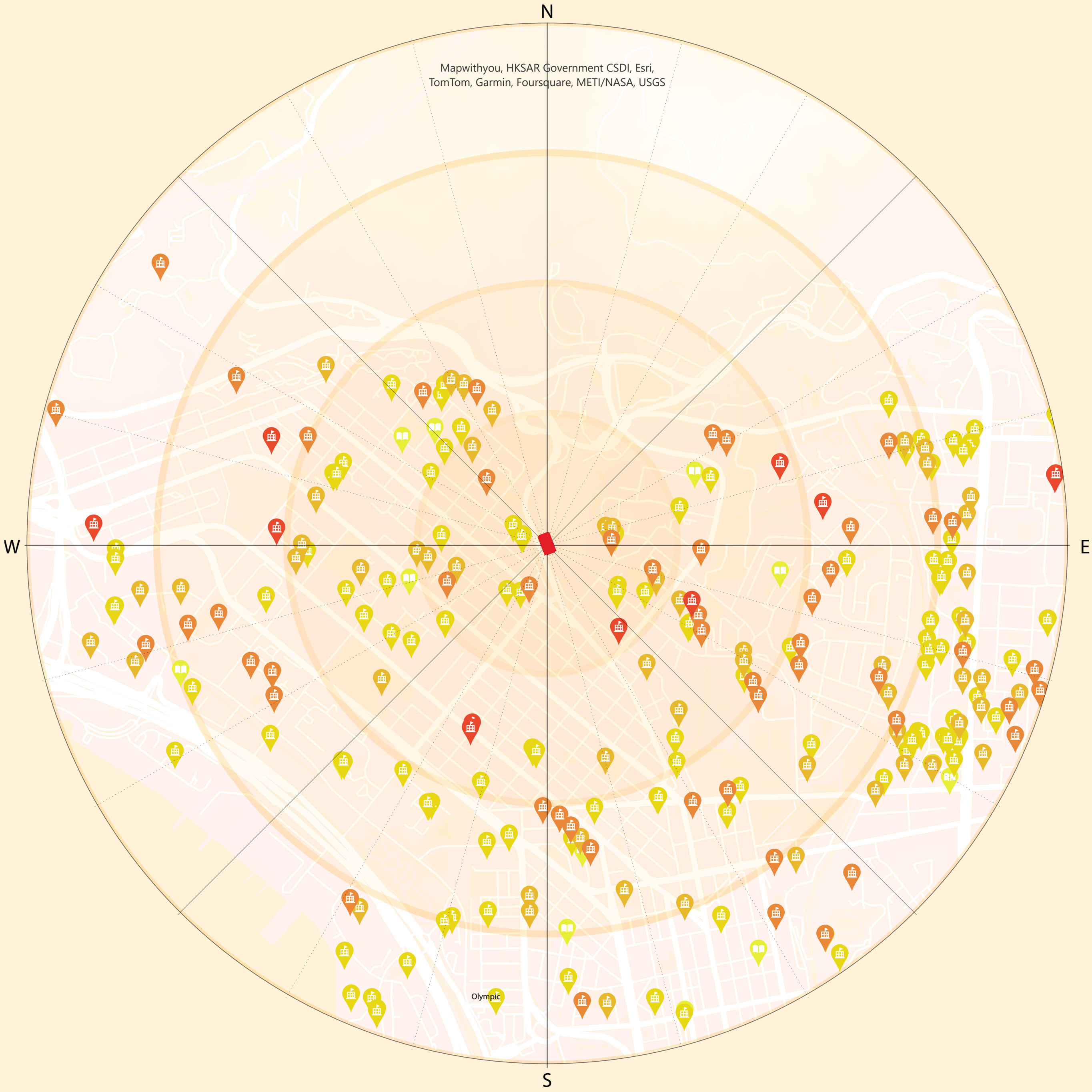
Source: Transport DepartmentL
ayer: Road Network; Bus Route; Coordinate of Bus Stop Location;Coordinate of GMB Terminus Location
Data Type: Vector Data
Updated Date: 03/06/2024; 06/2024; 06/2024; 06/2024
Nominal Scale: 1:1,500
Corradiated System: EPSG:2326

It has a highly developed public transport system, with 10 metro stations within a radius of 2km from the area. Further, there are several bus stops, linking almost every part of Hong Kong.

Standing directly opposite North Kowloon Magistracy, along Junk Bay Road, is a row of bus stops serving routes to the New Territories, Hong Kong Island, and other areas of Kowloon. The nearest MTR stations are the Sham Shui Po Station along the Tsuen Wan Line, which stands 500 meters to the south of the complex. Tsuen Wan Line serves the Northern and Western districts of Hong Kong. The Shek Kip Mei Station, which is on the Kwun Tong Line, lies 700m to the southeast of the building and is convenient for access to eastern Hong Kong. Such proximity to these metro stations guarantees proper accessibility and connectivity to the place for residents and commuters alike.

Education

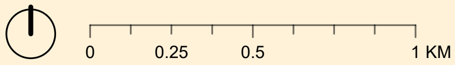
2KM from North Kowloon Magistracy


N
S
W
E
Mapwithyou, HKSAR Government CSDI, Esri, TomTom, Garmin, Foursquare, METI/NASA, USGS
Olympic

		Count
🟥	North Kowloon Magistracy	
	Higher Education	12
	Secondary School	54
	Primary School	62
	Kindergarten & Nursery	229
	Study Room	13

Distance from NKM (m)

- 500
- 1000
- 1500
- 2000

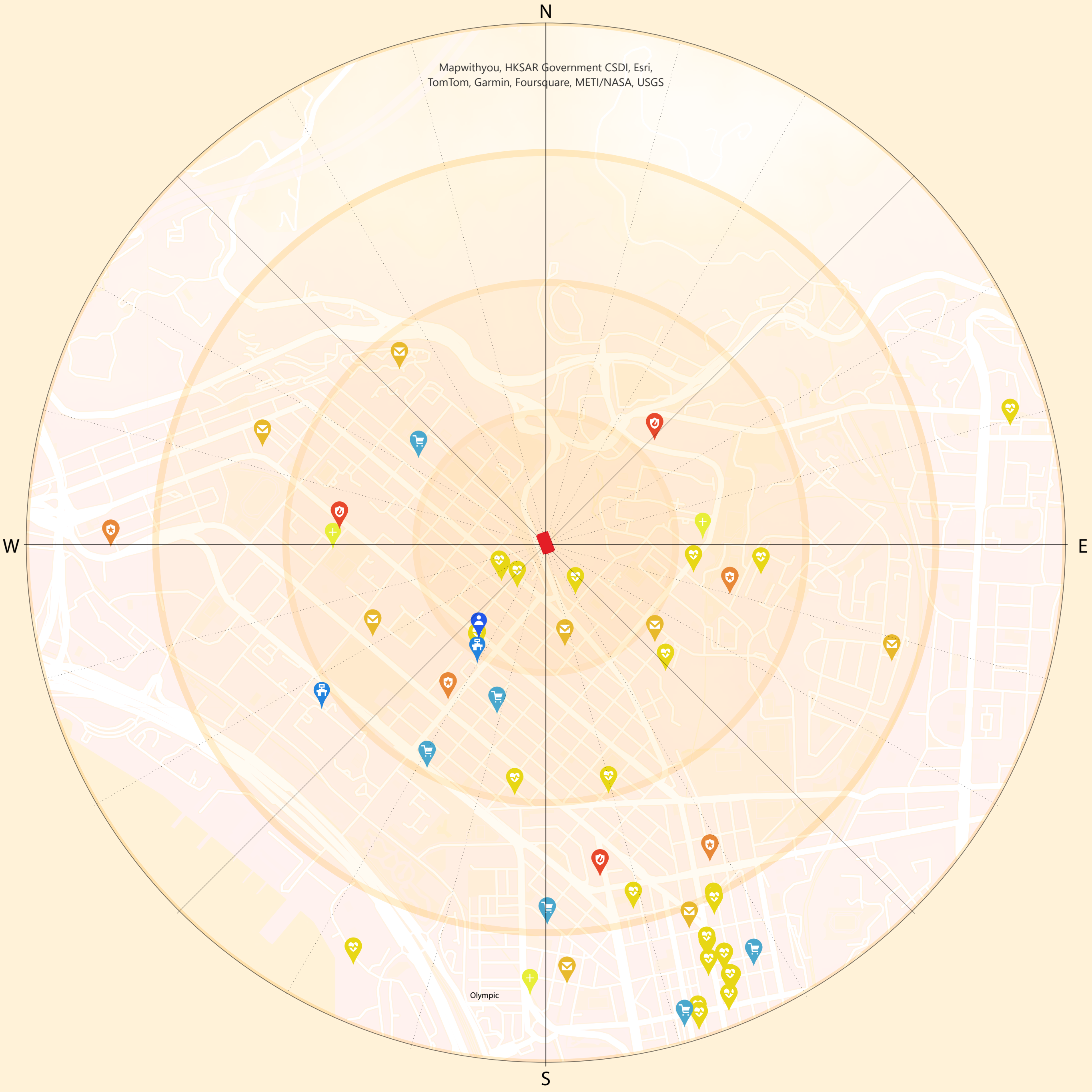


Source: Hong Kong Education Bureau
Layer: Study Room; Higher Education Institutions; Government SecondarySchools; Government Primary Schools; International Schools (Secondary);International Schools (Primary); Direct Subsidy Scheme Secondary Schools;Direct Subsidy Scheme Primary Schools; Aided Secondary Schools; AidedPrimary Schools; Private Secondary Schools (Day / Evening); Private PrimarySchools; Kindergartens; Kindergarten-cum-child Care Centres
Data Type: Vector Data
Updated Date: 31/05/2024; 2024; 24/11/2023; 24/11/2023; 24/11/2023;24/11/2023; 25/01/2024; 26/02/2024; 31/05/2024; 31/05/2024; 31/05/2024;31/05/2024; 31/05/2024; 31/05/2024
Nominal Scale: 1:1,500
Corradiated System: EPSG:2326

In this densely populated area around North Kowloon Magistracy, the enormous number of schools and educational institutions caters to its needs. This even encompasses two universities: the City University of Hong Kong and Hong Kong Baptist University. Both provide a great deal of opportunity for higher education and research within their community and beyond.

Public Service

2KM from North Kowloon Magistracy



Mapwithyou, HKSAR Government CSDI, Esri, TomTom, Garmin, Foursquare, METI/NASA, USGS

	Count
🟥 North Kowloon Magistracy	
Ethnic Minorities Service Centres	1
Job Centres	3
Market	6
Fire Stations	3
Police	4
Post Office	8
Clinic	42
Ambulance Depot	3

Distance from NKM (m)

- 500
- 1000
- 1500
- 2000

0 0.25 0.5 1 KM

Source1: Home Affairs Department
Layer: Support Service Centres for Ethnic Minorities
Data Type: Vector Data
Updated Date: 03/11/2021
Nominal Scale: 1:1,500
Corradiated System: EPSG:2326

Source2: Labour Department
Layer: Information of Job Centres and Industry-based Recruitment Centres
Data Type: Vector Data
Updated Date: 02/04/2024
Nominal Scale: 1:1,500
Corradiated System: EPSG:2326

Source3: Food and Environmental Hygiene Department
Layer: Public Market Information
Data Type: Vector Data
Updated Date: 2024
Nominal Scale: 1:1,500
Corradiated System: EPSG:2326

Source4: Fire Services Department
Layer: Public Fire Stations; Ambulance Depots
Data Type: Vector Data
Updated Date: 08/2023; 08/2023
Nominal Scale: 1:1,500
Corradiated System: EPSG:2326

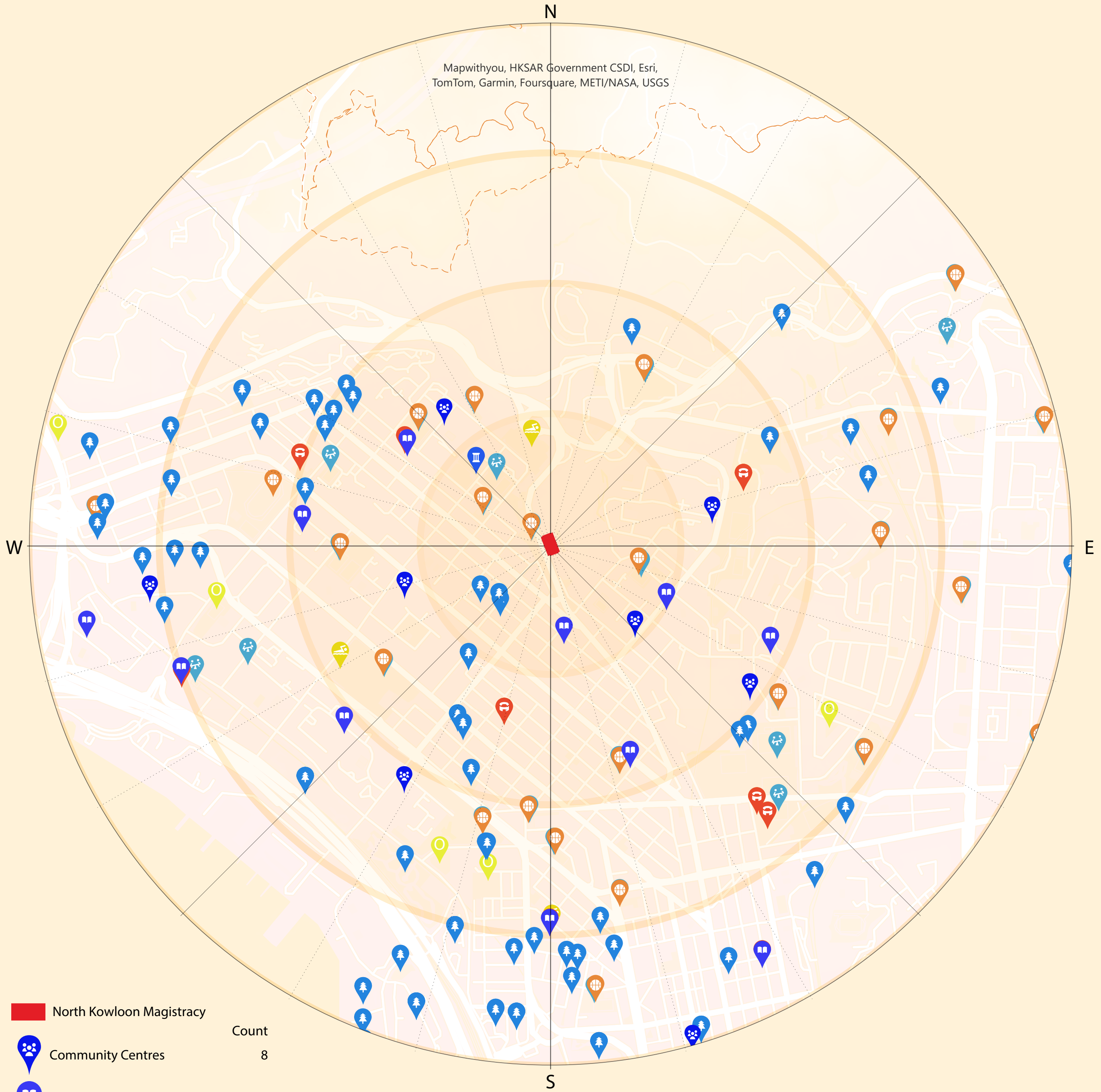
Source5: Hong Kong Police Force
Layer: Police Stations
Data Type: Vector Data
Updated Date: 03/05/2022
Nominal Scale: 1:1,500
Corradiated System: EPSG:2326

Source6: Hongkong Post
Layer: Post office information
Data Type: Vector Data
Updated Date: 17/05/2024
Nominal Scale: 1:1,500
Corradiated System: EPSG:2326

Around North Kowloon Magistracy, there is a gathering of all public services; only 500 meters from the house, there is both a fire station and a police station. There is also an employment center on the other hand to help the low-income class seek jobs. Even though such facilities are present within the area, over 10,000 residents in the area come from ethnic minority groups, but there is only one Ethnic Minorities Service Centre around the locality area. This, therefore, denotes a severe gap in the support services available within the community targeted at ethnic minorities. Accessibility and support for this diversity could be improved if efforts were directed at addressing this gap.

Leisure & Sports Ground

2KM from North Kowloon Magistracy



Mapwithyou, HKSAR Government CSDI, Esri, TomTom, Garmin, Foursquare, METI/NASA, USGS

	Count
🟥 North Kowloon Magistracy	
Community Centres	8
Library	11
Museum	1
Parks & Public Open Space	88
Playground	31
Sports Centres	9
Basketball Courts	34
Badminton Courts	9
Swimming Pools	3
Other Sport Facilities	5
— — Hiking Trails	

Distance from NKM (m)

500
1000
1500
2000

0 0.25 0.5 1 KM

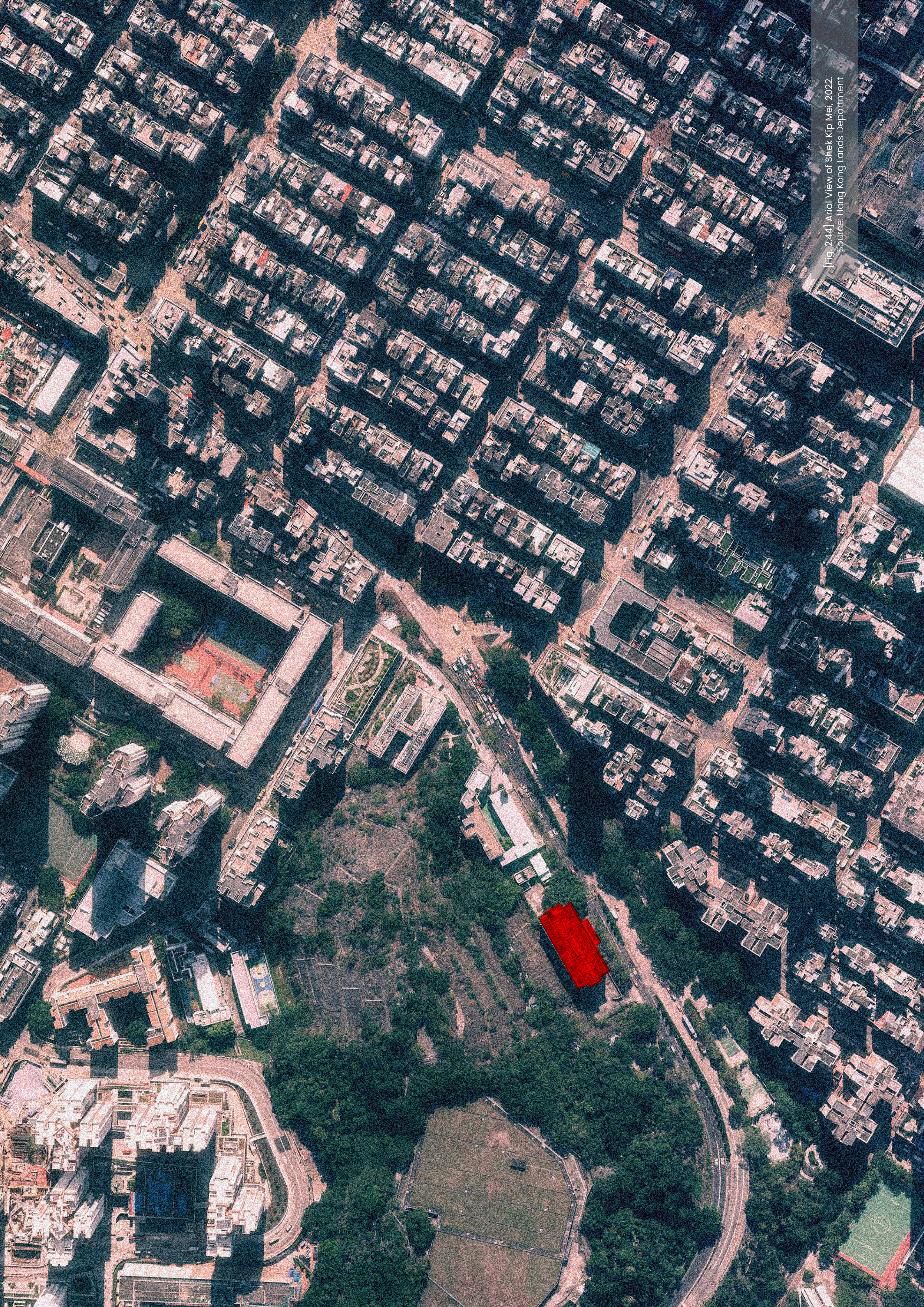
Source1: Home Affairs Department
Layer: List of community halls/ community centres
Data Type: Vector Data
Updated Date: 2024
Nominal Scale: 1:1,500
Corradiated System: EPSG:2326

Source2: Leisure and Cultural Services Department
Layer: Libraries; Museums; Parks, Zoos and Gardens; Sports Centres; Sports Grounds; Badminton Courts; Basketball Courts; Swimming Pools; Other Recreation & Sports Facilities
Data Type: Vector Data
Updated Date: 26/01/2024; 16/11/2021; 01/12/2021; 17/11/2021; 01/12/2021; 01/12/2021; 01/12/2021; 03/2022; 07/01/2022;
Nominal Scale: 1:1,500
Corradiated System: EPSG:2326

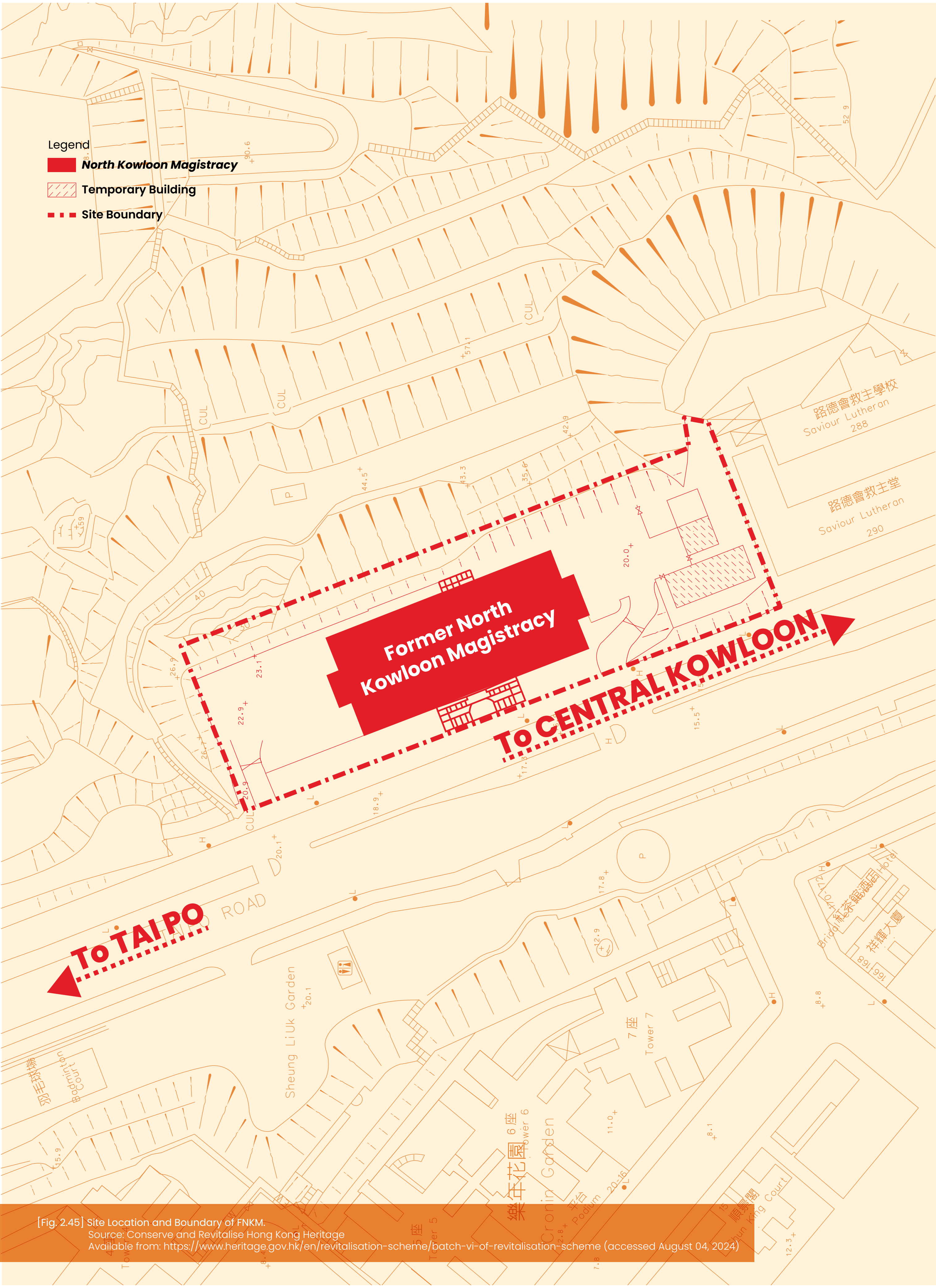
Source3: Agriculture, Fisheries and Conservation Department
Layer: Hiking Trails in Country Parks
Data Type: Vector Data
Updated Date: 18/04/2024
Nominal Scale: 1:1,500
Corradiated System: EPSG:2326

Source4: Lands Department
Layer: Public Open Space
Data Type: Vector Data
Updated Date: Lands Department
Nominal Scale: 1:1,500
Corradiated System: EPSG:2326

Open areas are not scarce in the community as many have community uses. Sports facilities in the community are limited and would most obviously include basketball courts. The implications here are that there is a general lack of diversity with respect to use for recreation. The final observation would be in the very limited use of space for community cultural facilities. This might imply that community resources could be better allocated by incorporating a range of recreational amenities and by adding space for community cultural facilities representative of the diverse interests and needs of the residents.



[Fig. 2.44] Arial View of Shek Kip Mei, 2022.
Source: Hong Kong Lands Department


Legend
🟥 North Kowloon Magistracy
▨ Temporary Building
■ ■ ■ Site Boundary
Former North Kowloon Magistracy
To CENTRAL KOWLOON
To TAI PO
ROAD
路德會救主學校
Saviour Lutheran
288
路德會救主堂
Saviour Lutheran
290
Sheung Li Uk Garden
羽毛球場
Badminton Court
7座
Tower 7
樂年花園
Cronin Garden
6座
Tower 6
5座
Tower 5
平台
Podium
紅茶館酒店
Bridal Tea House Hotel
祥輝大廈
順景閣
Shun King Court
CUL

[Fig. 2.45] Site Location and Boundary of FNKM.
Source: Conserve and Revitalise Hong Kong Heritage
Available from: https://www.heritage.gov.hk/en/revitalisation-scheme/batch-vi-of-revitalisation-scheme (accessed August 04, 2024)

2.5 Located with Excellent Connectivity

The North Kowloon Magistracy is set on a very commanding, elongated rectangular plot at the foot of a 90-meter-high incline, affording an uninterrupted view of the surroundings. Two access roads rise about four meters from Tai Po Road in easy gradients up to the North and South Open Forecourts. These open forecourts lead into and frame the central seven-story structure that housed the core judicial activities during its operation. The principal façade of the magistracy fronts Tai Po Road, a key artery connecting the New Territories with Central Kowloon[80], putting additional emphasis on its role as an important civic building within a well-trafficked area.

Then there is the South Open Forecourt, accommodating the two-storey temporary building, storage containers, the plant building with its adjacent school on site. There are two open parking lots, one on the southeast and one on the northwest side of the site, providing the necessary space for vehicles to get in and support operations. In addition, a temporary two-storey office facility with private restrooms was set up, showing that whatever space was available was practically utilized[81]. The format and facilities of the site further signify the previous function of the site as an integrated functional civic complex, while the surrounding infrastructure reinforces its connection with the greater area of Kowloon.

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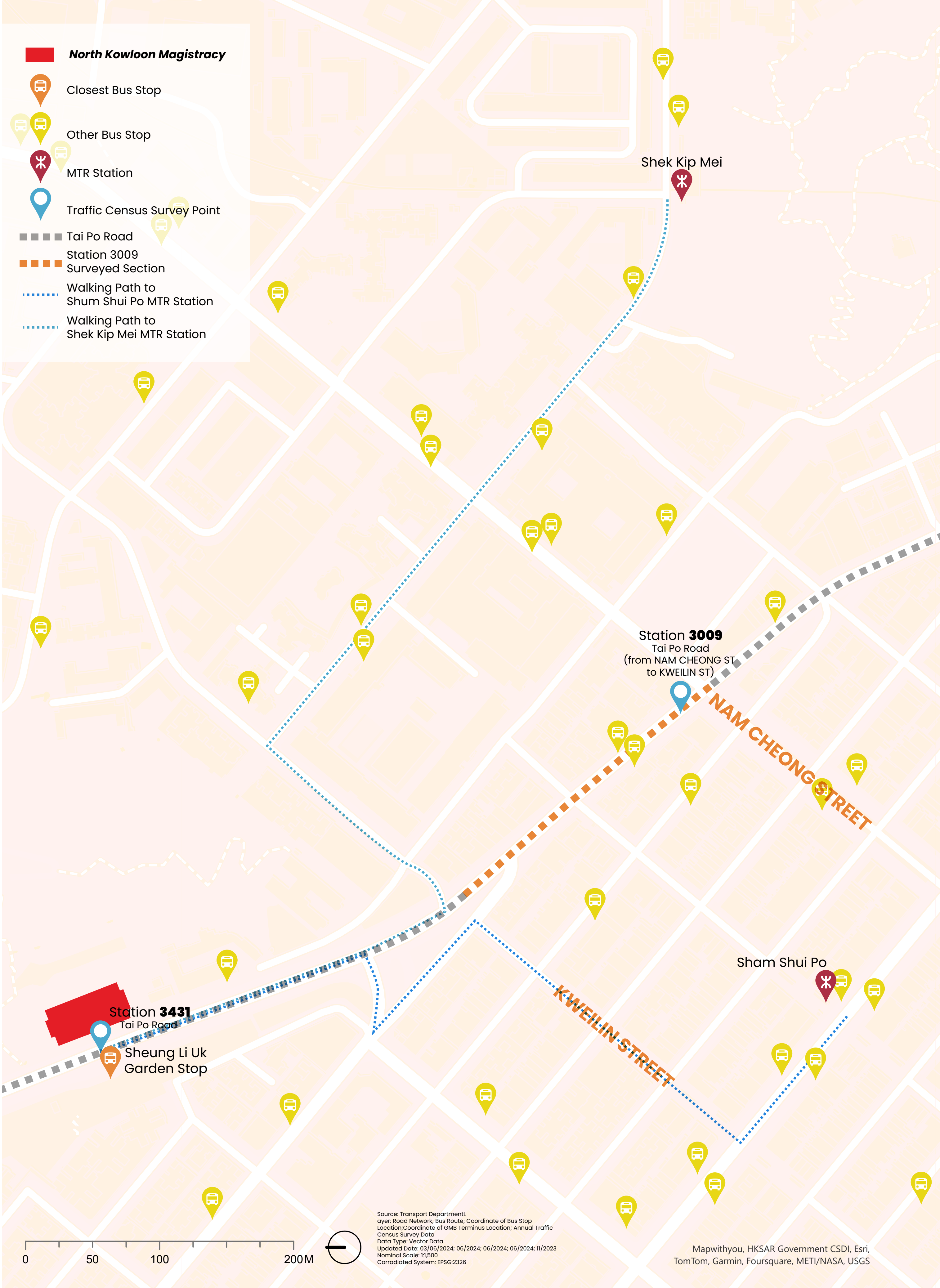
[80] "Magistrate buildings have been completed and night trials will be cancelled. (裁判大厦紛紛落成 夜間審案將可撤銷.)" *Wah Kiu Yat Po.* August 29, 1960.

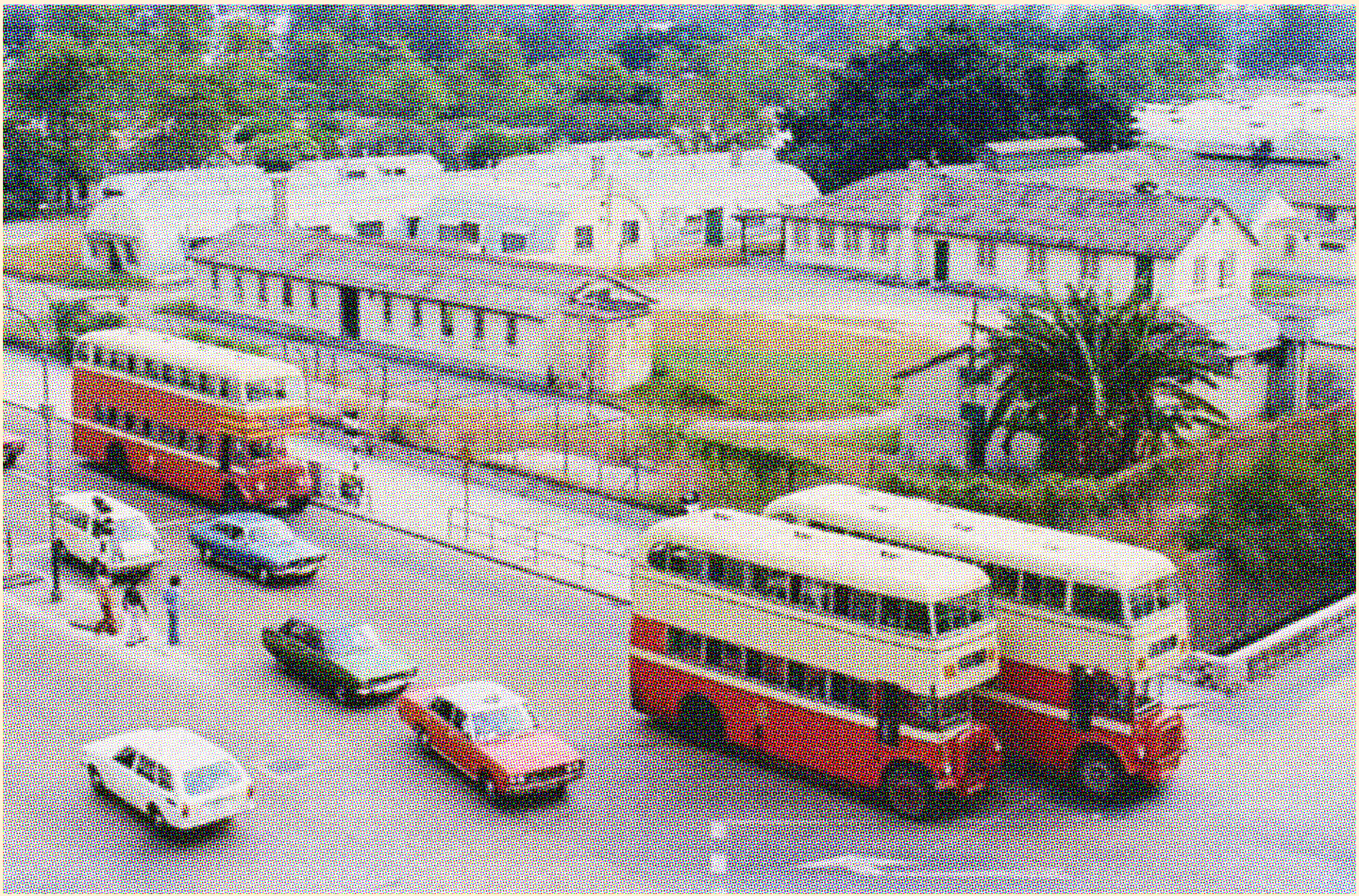
[81] The Commissioner for Heritage's Office. 2020. *"Revitalising Historic Buildings Through Partnership Scheme: Former North Kowloon Magistracy Resource Kit."* Hong Kong.


North Kowloon Magistracy
Closest Bus Stop
Other Bus Stop
MTR Station
Traffic Census Survey Point
Tai Po Road
Station 3009
Surveyed Section
Walking Path to
Shum Shui Po MTR Station
Walking Path to
Shek Kip Mei MTR Station
Shek Kip Mei
Station 3009
Tai Po Road
(from NAM CHEONG ST
to KWEILIN ST)
NAM CHEONG STREET
KWEILIN STREET
Sham Shui Po
Station 3431
Tai Po Road
Sheung Li Uk
Garden Stop
0
50
100
200M

Source: Transport DepartmentL
ayer: Road Network; Bus Route; Coordinate of Bus Stop Location;Coordinate of GMB Terminus Location; Annual Traffic Census Survey Data
Data Type: Vector Data
Updated Date: 03/06/2024; 06/2024; 06/2024; 06/2024; 11/2023
Nominal Scale: 1:1,500
Corradiated System: EPSG:2326

Mapwithyou, HKSAR Government CSDI, Esri,
TomTom, Garmin, Foursquare, METI/NASA, USGS

2.5.1 Public Transportation



[Fig. 2.46] Buses passed by Sham Shui Po Barrack, 1977.
Source: Tim Keung Ko, *Colorful Hong Kong 1970s-1980s*, Hong Kong: Joint Publishing, 2014, P144.

Mass Transit Railways (MTR) are among the most utilized modes of transportation in Hong Kong and are quite efficient and convenient. The Former North Kowloon Magistracy is located near many major MTR stations, including Sham Shui Po MTR Station, only 10 minutes away on foot operating on the Tsuen Wan Line[82]. This line has direct links with western New Territories and Central Hong Kong Island and is, therefore, very important in terms of transit connections across the city. The subject site is also only a 14-minute walking distance from Shek Kip Mei MTR Station, which is on the Kwun Tong Line, servicing central and eastern Kowloon, thus further improving regional connectivity.[83]

Public transport to FNKM beyond the MTR network is also well-served by buses, mainly those provided by the Kowloon Motor Bus Company, the main provider in Kowloon. The Sheung Li Uk Garden bus stop is located in front of FNKM and is served by quite a few lines of the KMB. From these, Route 2P provides transport from Sham Shui Po to eastern Kowloon, while Route 72 offers connections to the northern New Territories. Moreover, Route 81 connects southern Kowloon to the eastern New Territories, while HK1 links southern Kowloon to eastern Kowloon[84].

All these bus services, in addition to the MTR, provide very convenient and reliable public transportation that shall make every corner of the city accessible to FNKM. This makes it rather easy to promote the cultural and historical importance of the area and thus allows both locals and tourists to visit it with much ease.

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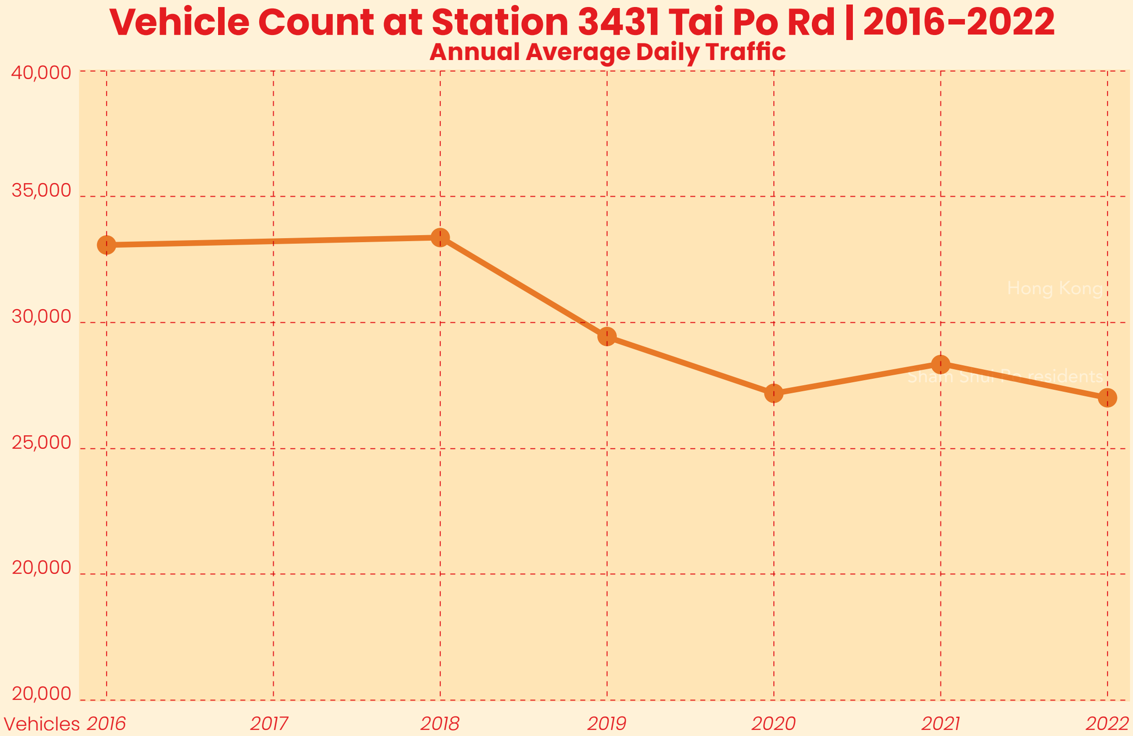
[82] Mass Transit Railway. 2024. "System Map." Accessed September 25, 2024. https://www.mtr.com.hk/en/customer/services/system_map.html .
[83] Ibid.
[84] The Kowloon Motor Bus. 2024. "Route Search." Accessed September 25, 2024. https://search.kmb.hk/KMBWebSite/ .

2.5.2 Traffic Census: *Tai Po Road*



[Fig. 2.47] Vehicle Count at Station 3431 on Tai Po Road, 2016-2022.
Source: *The Annual Traffic Census 2022*, Transport Department, 2023.

According to the traffic survey data carried out presented on map of page 74, Station 3431 is located on Tai Po Road and is directly in front of the Former North Kowloon Magistracy. It is deducible from this data that 27,020 vehicles pass this point daily on average[85]. That represents an increase of about 5.2 percent compared with 25,620 vehicles daily recorded at Station 3820[86], that is only 420 meters away from Cheung Sha Wan Road, near the MTR station. Although the two roads are of comparable size, the flow of traffic on Tai Po Road is marginally higher.

On the contrary, the statistics retrieved from Station 3431 demonstrate a dramatic decline in the flow of traffic within the past five years, particularly after the fatal accident of a double-decker bus that took the lives of 19 people. Since then, this situation has dramatically transformed the pattern of traffic flow. The highest flow was experienced in the year 2018, at an average count of 33,380 vehicles[87] per day. By 2022, this had reduced by 20%, showing the impact of long-term effects from the accident-or perhaps a change in public perception about road safety.

This reduction in the flow of traffic can also be taken to a wider perspective regarding infrastructure planning of the area involved; thus, local authorities may review their strategies concerning traffic management together with road safety. The further decline in the usually busy traffic at Tai Po Road attests to continued monitoring and other interventions that may be necessary to yield an adequate transport level that strikes a balance between ensuring safety and access to nearby places like FNKM.

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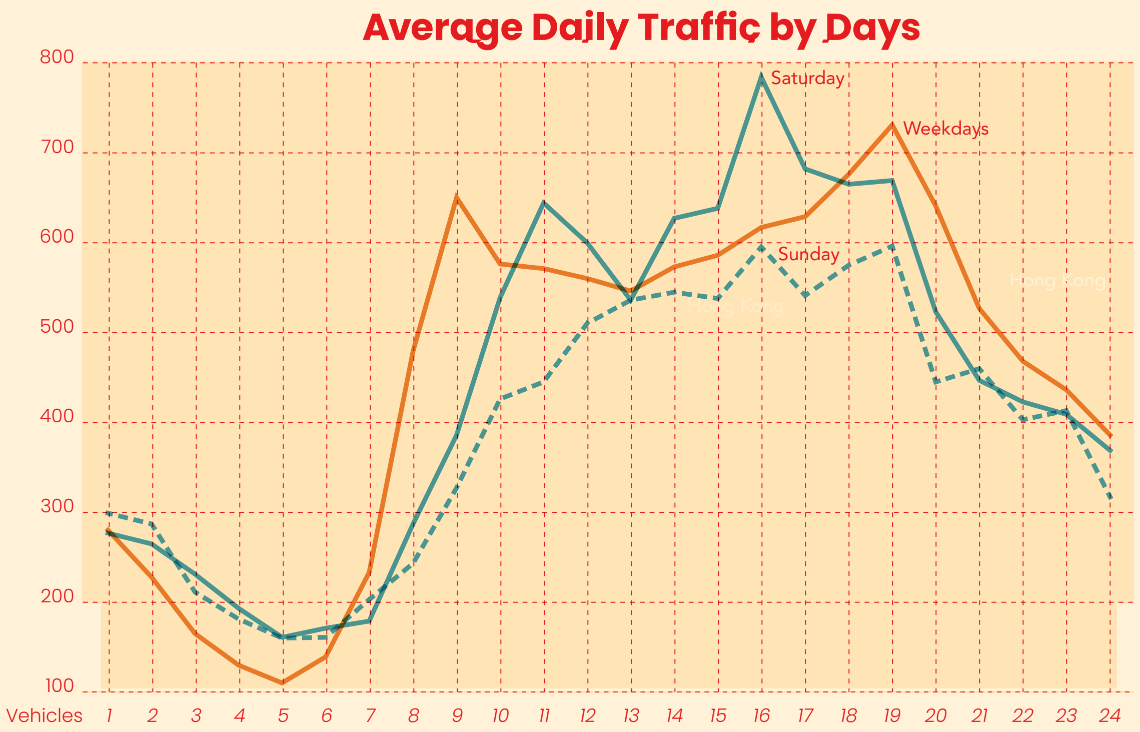
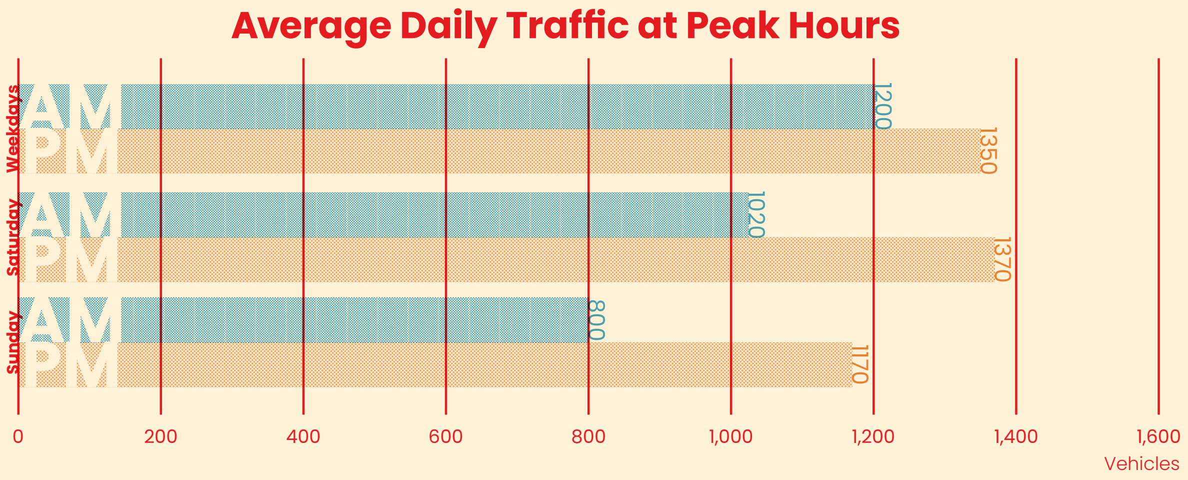
[85] Transport Department. 2023. *The Annual Traffic Census 2022*. Hong Kong.
[86] Ibid.
[87] Ibid.



[Fig. 2.48] Vehicle Count at Station 3009 by days of one way on Tai Po Road , 2022.
Source: *The Annual Traffic Census 2022,* Transport Department, 2023.



[Fig. 2.49] Vehicle Count at Peak Hours on Station 3009 of Tai Po Road, 2022.
Source: *The Annual Traffic Census 2022,* Transport Department, 2023.

The map on page 74 showed that Survey Station 3009 is situated on Tai Po Road, roughly about 200 meters south of the Former North Kowloon Magistracy and, therefore, this is the closest core traffic survey point. Data from that station shows that weekday traffic is heaviest at morning and evening peak hours. The highest volume of flow of traffic is on a weekday at 19:00 with the average number of passing in one direction being 731.[88] On Saturdays, the flow of traffic is always in the afternoon reaching up to 784 vehicles[89] and the traffic volume in Sundays are usually lower compared to other days.

Peak hours are those from 08:00 to 09:00 in the morning on weekdays and from 09:00 to 10:00 on weekends, according to data presented by the Transport Department. On Sunday morning, the number of vehicles passing through the survey station in both directions comes down to 800[90] from about 1,200[91] during the weekday morning peak-a 33% decline. During the evening peak hour, from 18:00 to 19:00, traffic flow is highest on Saturdays, recording 1,370 vehicles[92], though the evenings during the week are similarly busy, as 1,350 vehicles[93] pass through. It is from this data that large disparities in the flow of traffic can be observed, congregating the number of vehicles during the rush hour periods for both weekdays and Saturdays.

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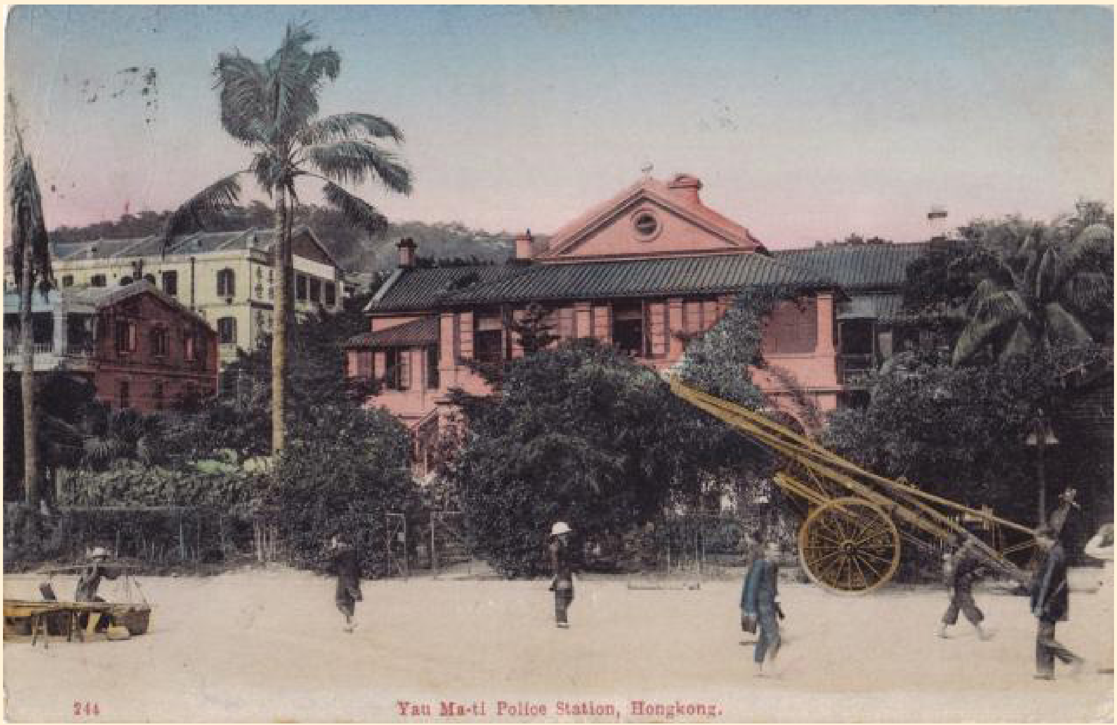
[88] *Transit Department. The Annual Traffic Census 2022*, 2023. (Cit.)
[89] Ibid.
[90] Ibid.
[91] Ibid.
[92] Ibid.
[93] Ibid.

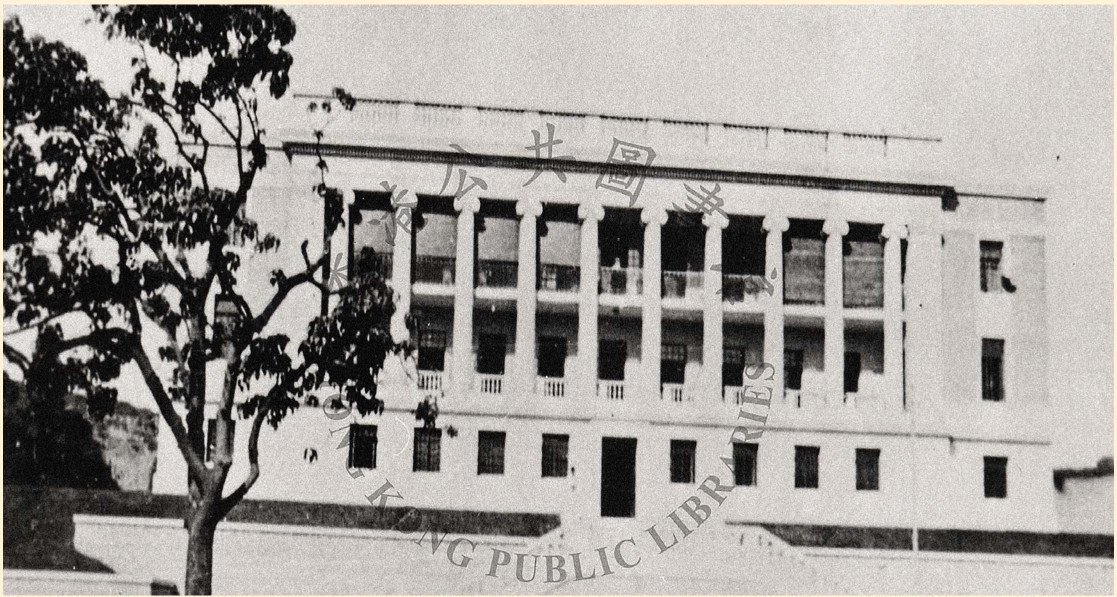
Historical Context

03

3.1 Role and Jurisdiction of the North Kowloon Magistracy



[Fig. 3.1] The Magistracy Located on Shanghai Street was a Police Station before 1924, 1920s.
Source: gwulo.com by anonymous-01



[Fig. 3.2] Gascoigne Road Magistracy, now become the office of Lands Tribunal, 1930s
Source: Hong Kong Public Libraries
Available from: https://mmis.hkpl.gov.hk/coverpage/-/coverpage/view?p_r_p_-1078056564 _c=QF757YsWv59JUcUoLpFJoea4ybh-2PJD2 (accessed August 05, 2024)

Before 1942, two magistracies shared the workload in criminal offences in Kowloon: one at the junction of Shanghai Street, Public Square and Market Street, the other on Gascoigne Road[1]. Shanghai Street Magistracy served decades to the public before it was demolished in 1957[2] for the urbanization of the city. The building of the North Kowloon Magistracy in 1960[3] marked a new phase in the administration of justice in the rapidly developing area of Kowloon as it attempted to answer the growing demands for judicial services.

The Gascoigne Road Magistracy also continued till the year 2000[4], when that too was taken out of commission. Since then, the North Kowloon Magistracy has remained the only court in Kowloon solely committed to trying criminal cases, thus further consolidating its leading position in the district.

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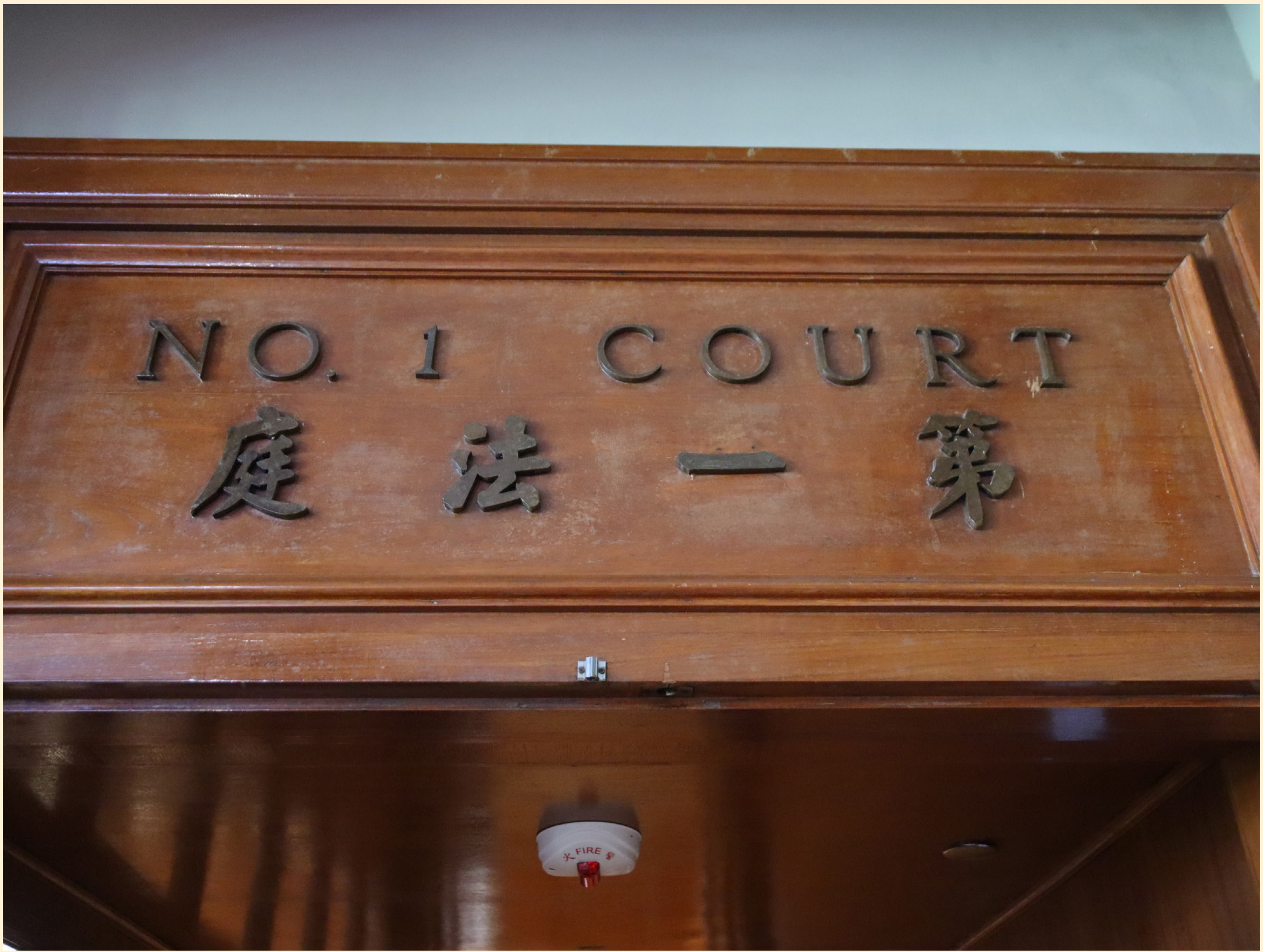
[1] The Commissioner for Heritage's Office. 2020. *Revitalising Historic Buildings Through Partnership Scheme: Former North Kowloon Magistracy, Resource Kit.* (Cit.)

[2] "The old Kowloon Inspectorate House will be demolish to open up Shanghai Street. (舊九龍巡理府後座將拆卸打通上海街.)" 1957. *Wah Kiu Yat Po.* November 18, 1957. p.11

[3] "The North Kowloon Magistracy is a six-storey building. (北九龍裁判署為六層大廈.)" 1958. *Wah Kiu Yat Po.* November 19, 1958. p.12

[4] Hong Kong Judiciary. 2000. "South Kowloon Magistracy will close down soon." Accessed August 05, 2024. https://www.info.gov.hk/gia/general/200006/21/0621236.htm.



[Fig. 3.3] North Kowloon Magistracy No 1 Court, 2020.
Source: Conserve and Revitalise Hong Kong Heritage
Available from: https://www.heritage.gov.hk/en/revitalisation-scheme/batch-vi-of-revitalisation-scheme (accessed August 04, 2024)

The North Kowloon Magistracy has served as a vital part of Hong Kong's Kowloon District for a number of years in terms of judicial affairs. Major densely populated areas in Hong Kong include Mong Kok, Sham Shui Po, Shek Kip Mei, Cheung Sha Wan, and Ho Man Tin[5], thus making it the hub to address legal issues arising in these areas; primarily those related to minor offenses. The Magistrates disposed of issues such as hawking, traffic offenses, and littering during the course of maintaining civic order in an area renowned for teeming streets and markets[6]. This relieved the load on the higher courts, which in turn were to tackle criminal and civil cases involving graver infractions.

The work load of the court was heavy; over forty defendants each day passed through the courts, according to a former senior inspector who had served there during the operational years, sometimes swelling as high as eighty[7]. This was reflective of the pivotal role the magistracy played in handling the district's legal needs and underlined the importance of maintaining law and order across a large, diverse population.

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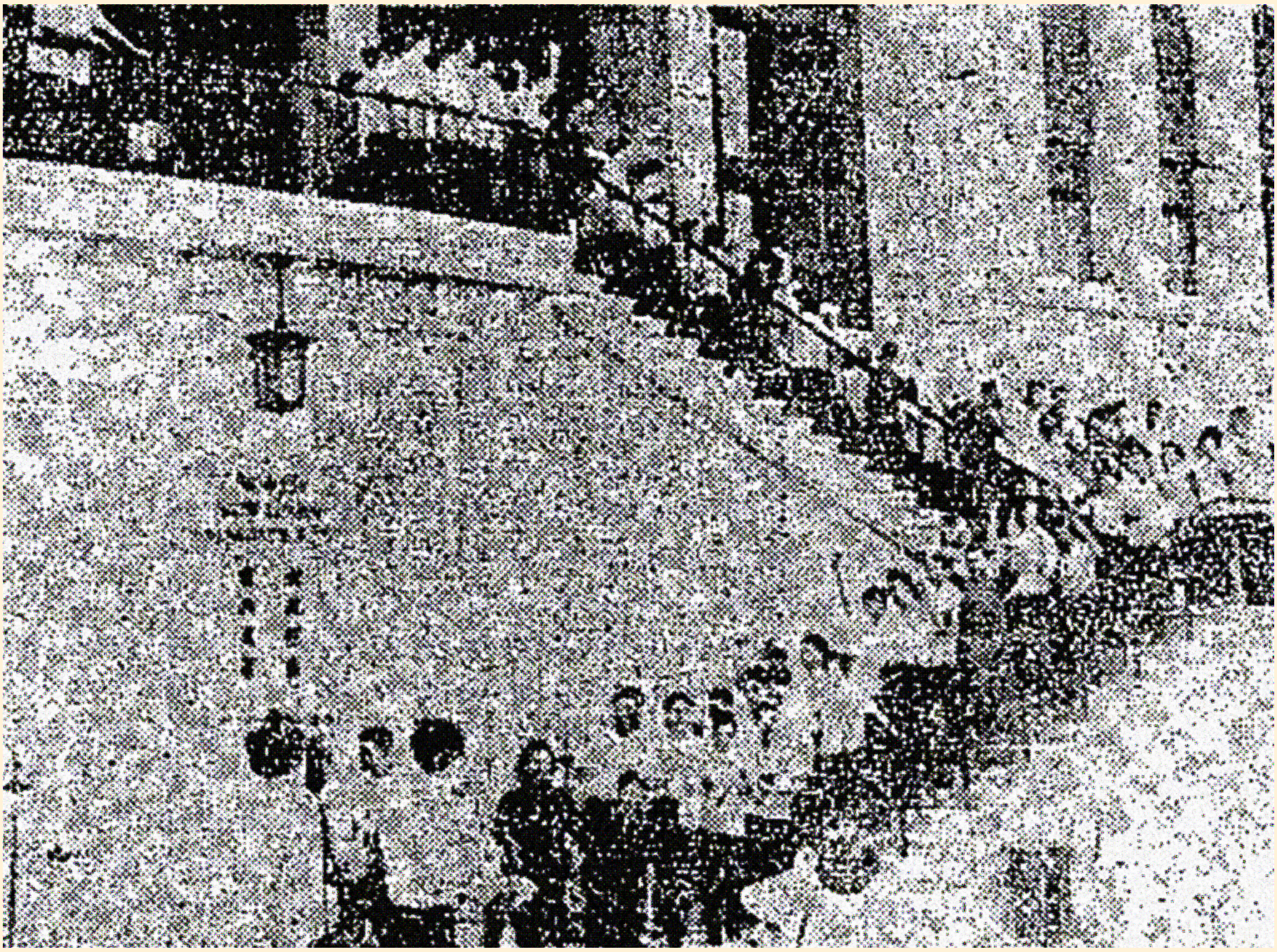
[5] Man-wah Chung. 2010. *Sham Shui Po Story. (深水埗故事)* (Cit.) p.105.

[6] The Commissioner for Heritage's Office. 2020. *"Revitalising Historic Buildings Through Partnership Scheme: Former North Kowloon Magistracy, Resource Kit."* (Cit.)

[7] Hong Kong Police Public Relations. 2000."Police officers stationed in the court talk about their daily work. (駐法庭警務人員暢談日常工作)". Accessed August 05, 2024. https://www.info.gov.hk/gia/general/200004/19/0419135.htm .

3.1.1 Notable Trials



[Fig. 3.4] Rioters gather outside north kowloon magistracy in solidarity with allies on trial , 1967.
Source: Overseas Chinese Daily News (華僑日報), 20/05/1967.

During the years of its functioning from the year 1960 to 2005, FNKM headed some highly publicized cases. Generally, minor offenses were tried by the magistracy, but in the case of more serious offenses, preliminary hearings were undertaken before it was referred to a higher court. However, some cases elicited high publicity owing to the far-reaching social implications of the crime. These cases focus attention upon the part that the magistracy played both in the dispensation of justice and in the development of the parameters of public debate on matters touching the law and social affairs over the years in which it existed.

In January 1967, the judicial capacity of the North Kowloon Magistracy was expanded to eight courts with the addition of four new courts[8]. The expansion coincided with the outbreak of the 1967 Leftist Riots[9], where the magistracy played a major role as the frontline court in handling cases arising from the civil disturbance.

Adjudication of these riot cases marked one of the most important moments in Hong Kong's political history and reflected the sharpening tensions between the pro-Communist factions on the one hand and the colonial government on the other. It is here that the magistracy became an essential site where the legal consequences of the riots themselves, colored as they were by the greater ideological tussle between communism and capitalism during the Cold War era[10], were being adjudicated. How the court handled these cases reflected its role in the maintenance of social order and showed just how crucial the judiciary was in containing politically sensitive incidents.

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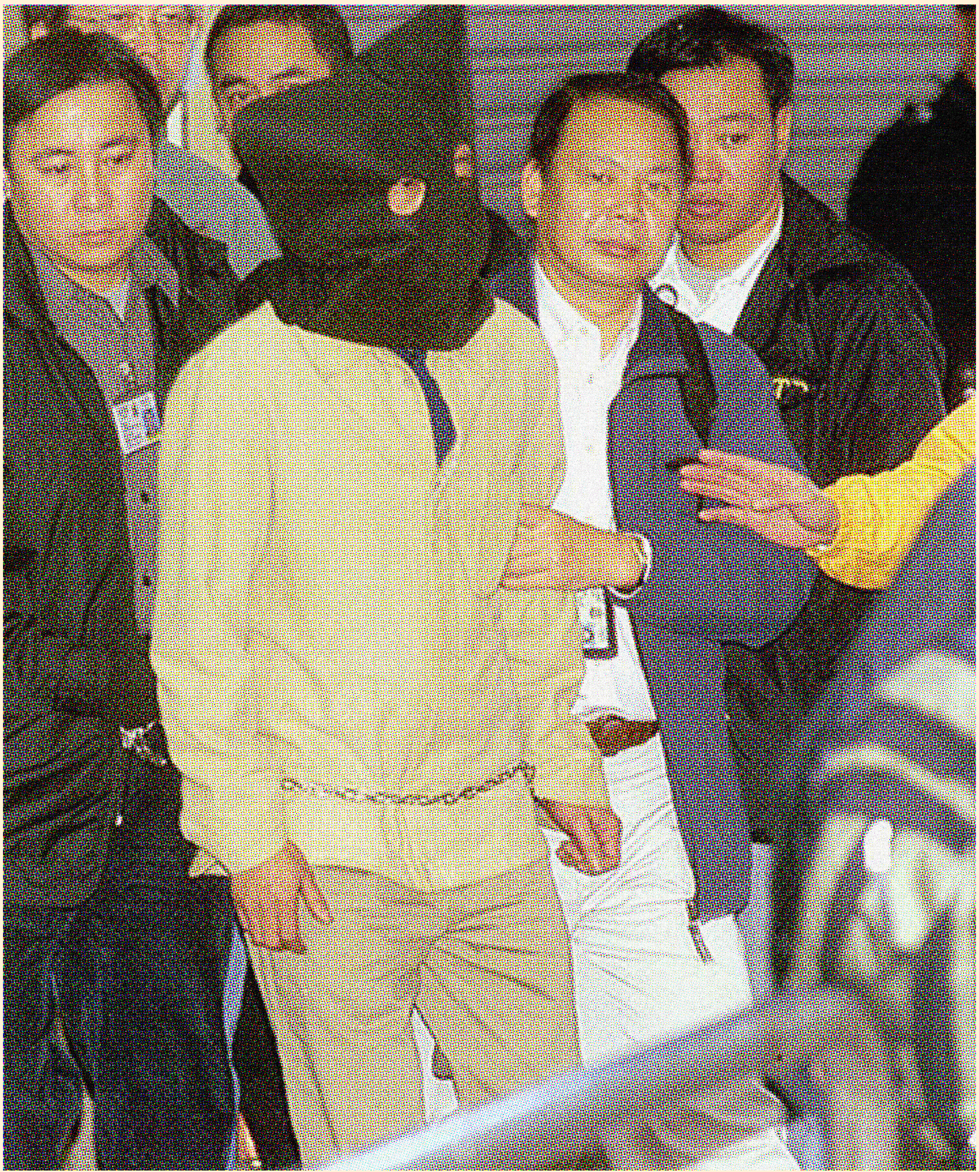
[8] "North Kowloon Magistrate opens two new courts (北九龍裁判司署兩個法庭用)" *Kung Sheung Daily News*, Jan. 12, 1966. p.4.

[9] Hundreds of people were detained at the North Kowloon Magistrates for trial (數百人解北九龍裁判署受審)" *Kung Sheung Daily News*, Nov. 12, 1966. p.4.

[10] John M.Carroll. *A Concise History of Hong Kong*, 2007. Hong Kong: Hong Kong University Press. chap.6, epub.



[Fig. 3.5] Derong Guan arrested in 2003.
Source: Epoch Times - Hong Kong's Most Wanted Man Was Arraigned This Morning.
Available from: https://www.epochtimes.com/b5/3/12/26/n437255.htm (accessed Jan. 28, 2024)

In 1998, a jay hawker named Wong Tai-fuk (黃大福) was fined and had his jade products confiscated for obstructing the street at North Kowloon Magistracy. Angered by such a verdict, Wong set himself on fire in the FNKM courtroom and died instantly[11]. Thus, the sad incident brought into serious review all the fire safety policies in the court buildings and raised very pertinent questions whether the judiciary in Hong Kong was adequately prepared for any contingency or whether the buildings were fitted with appropriate systems relating to fire protection.

It presided over one of the most high-profile cases in its history-in 2003-involving notorious criminal Derong Guan (季炳雄)[12], who held the record as Hong Kong's "Most Wanted Robber" at the time. Guan's case was a critical juncture in the operations of the magistracy because it dealt with an individual whose exploits had earned him unprecedented attention from the public eye. The trial involved numerous counts of robbery under arms as well as other grave offenses and was, until then, one of the most important and complex cases ever handled by any magistracy.

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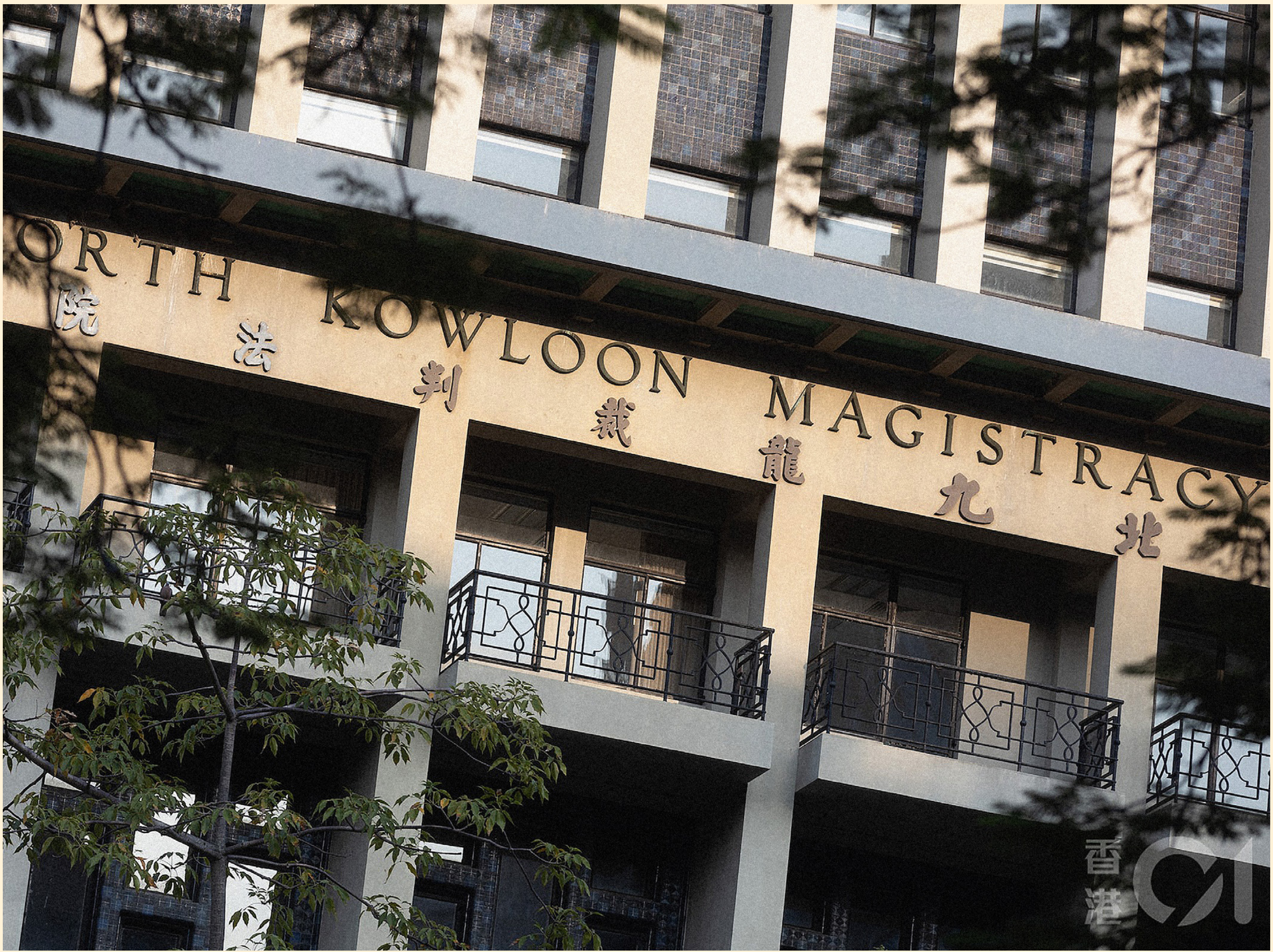
[11] Qianer Chan. 2016. "After the Mong Kok riots, 30-year-old vendor Mrs. Wong recounted her fishball dream with Hong Kong (旺角騷亂後, 30年小販黃老太述說她與香港的魚蛋夢)" The Initium. Accessed August 05, 2024. https://theinitium.com/article/20160220-hongkong-hkvendors .

[12] "Hong Kong's Most Wanted Man Was Arraigned This Morning. (港頭號通緝犯今早提堂)" 2003. Epoch Times, Dec. 26. Accessed Jan. 28, 2024. https://www.epochtimes.com/b5/3/12/26/n437255.htm .

3.2 Closure of the Magistracy in 2005



[Fig. 3.6] Signage on North Kowloon Magistracy, 2020.
Source: Government allocates $160 million to revitalize former North Kowloon Magistrates' Courts @ HK01
Available from: https://www.hk01.com/18區新聞/844913/政府撥1-6億元活化前北九龍裁判法院-2026年化身司法教育中心 (accessed August 05, 2024)

The North Kowloon Magistracy was officially closed on 3rd January 2005 in a rationalization move by the Government to reduce the number of magistracies in Hong Kong from the original nine down to six with the intention of streamlining justice operations throughout the territory. The caseload therefore had to be distributed among other courts, mainly the Kwun Tong Magistracy and the Kowloon City Magistracy[13]. These courts took over the criminal cases that were previously handled by the North Kowloon Magistracy for continuity in the administration of justice at optimal efficiency in the judiciary.

Closure of North Kowloon Magistracy The closure of North Kowloon Magistracy reflected a wider-ranging government initiative in rationalization within judicial resources to eliminate some redundancy in the system[14]. In concentrating judicial functions in fewer magistracies, the government has sought to make sure court facilities were better utilized, offering better access to justice in those areas of high demand while maintaining standards. This is part of the larger trends in the urban planning and management of infrastructure that relocated the legal institutions of the city according to shifting population dynamics and administrative needs.

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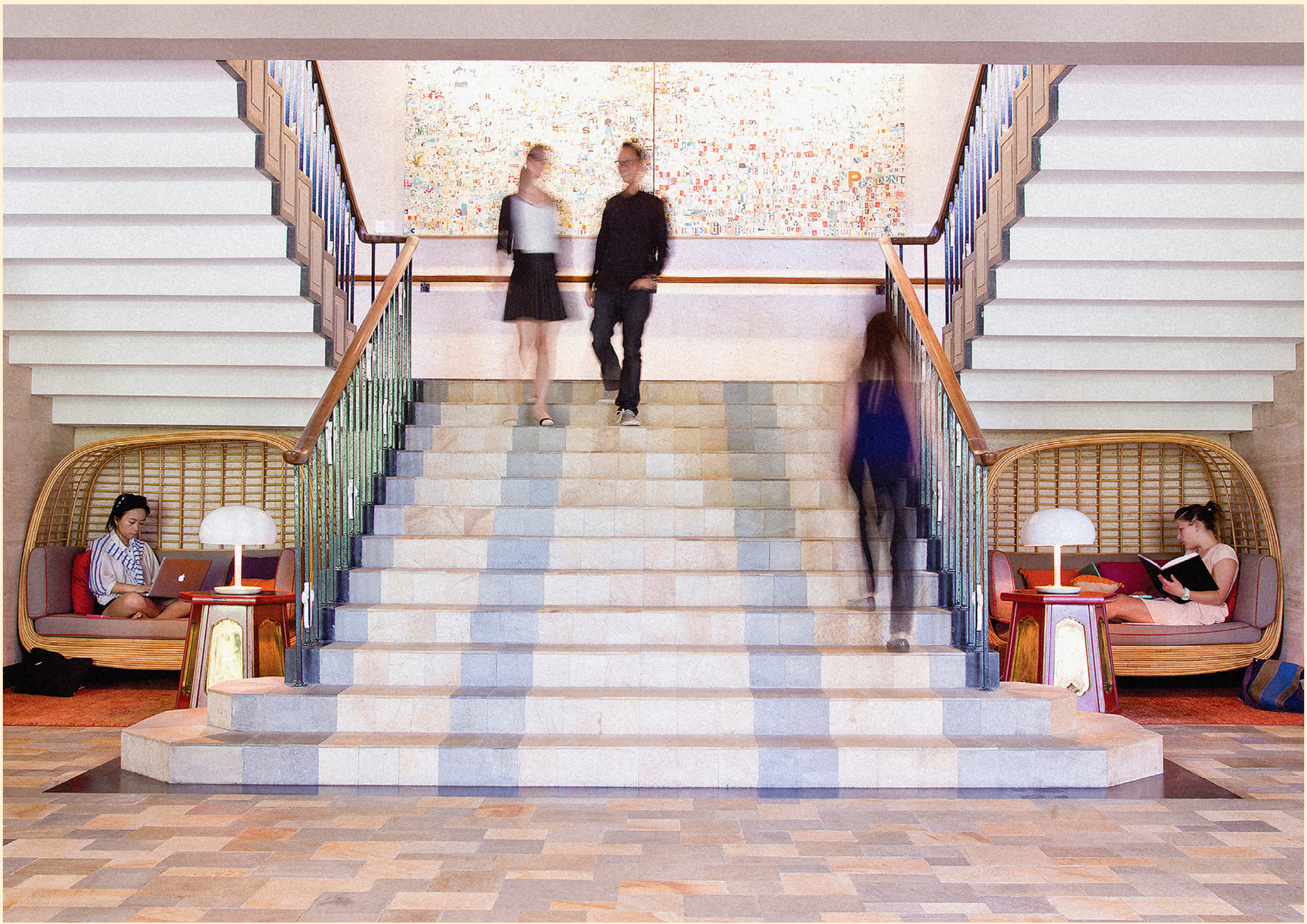
[13] Hong Kong Legislative Council. 2005. *Panel on Administration of Justice and Legal Services, Closure and Merger of Magistrates' Courts*. LC Paper No. CB(2)1271/04-05(01). Hong Kong.
[14] Man-wah Chung. 2010. *Sham Shui Po Story.* (深水埗故事) (Cit.) p.109.

3.3 Reuse for the Frist Time: *SCAD Hong Kong*



[Fig. 3.7] The Central Stariecase in SCAD, 2010.
Source: SCAD: The Architecture of a University
Available from: https://publications.scad.edu/scad-architecture-of-a-university (accessed August 05, 2024)

The Former North Kowloon Magistracy was given new life when it was transformed into the Savannah College of Art and Design Hong Kong in 2009, operated by SCAD Foundation (Hong Kong) Limited. This was part of the Hong Kong government's "Revitalising Historic Buildings Through Partnership Scheme" spearheaded by the Development Bureau[15] in an effort to inject new life into old buildings. SCAD Hong Kong officially opened its doors in September 2010 and offered non-local higher education programs in the areas of art and design.

It gained much prominence with the conservation of cultural heritage. In 2011, at the UNESCO Asia-Pacific Heritage Awards for Cultural Heritage Conservation, this project received an "Honourable Mention"[16]. This somewhat depicts how well-balanced the project was for the historical value of the magistracy to be left intact during adaptation for contemporary use as a modern educational facility.

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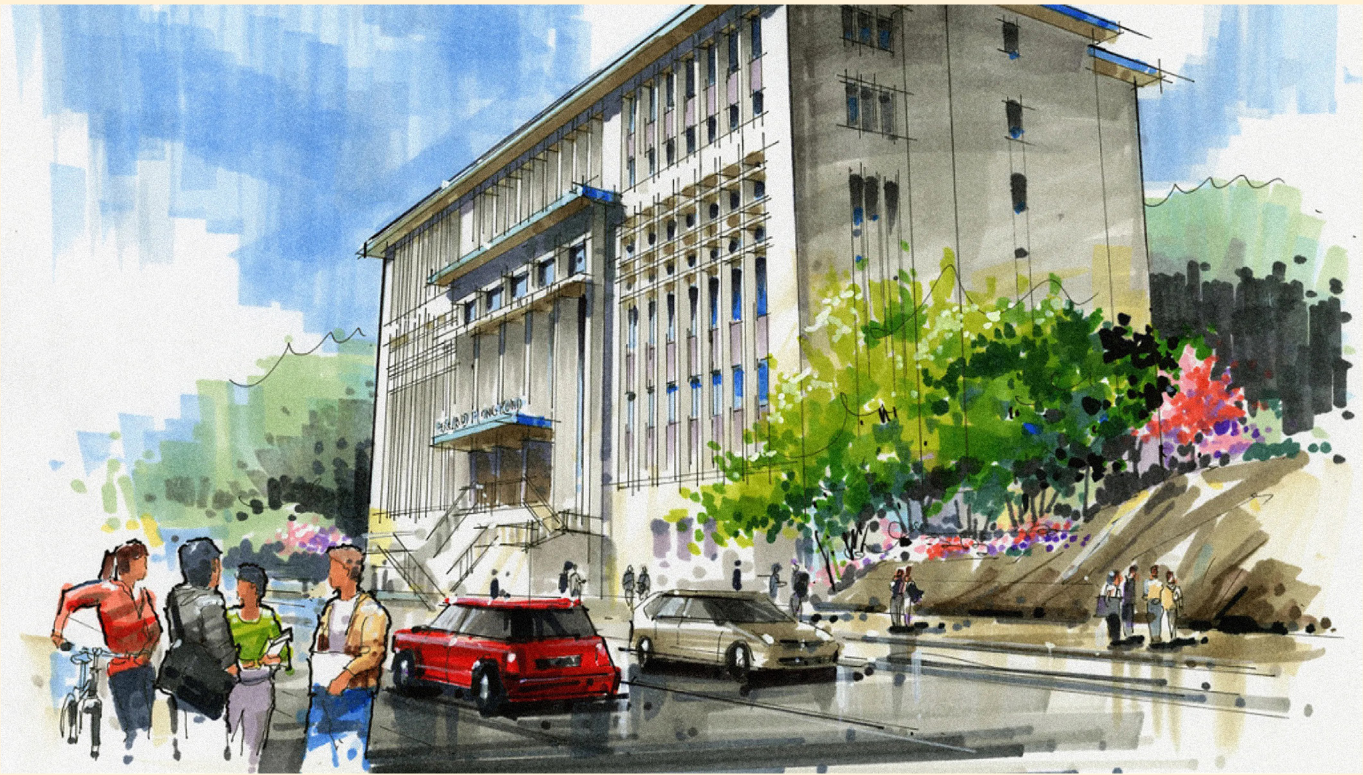
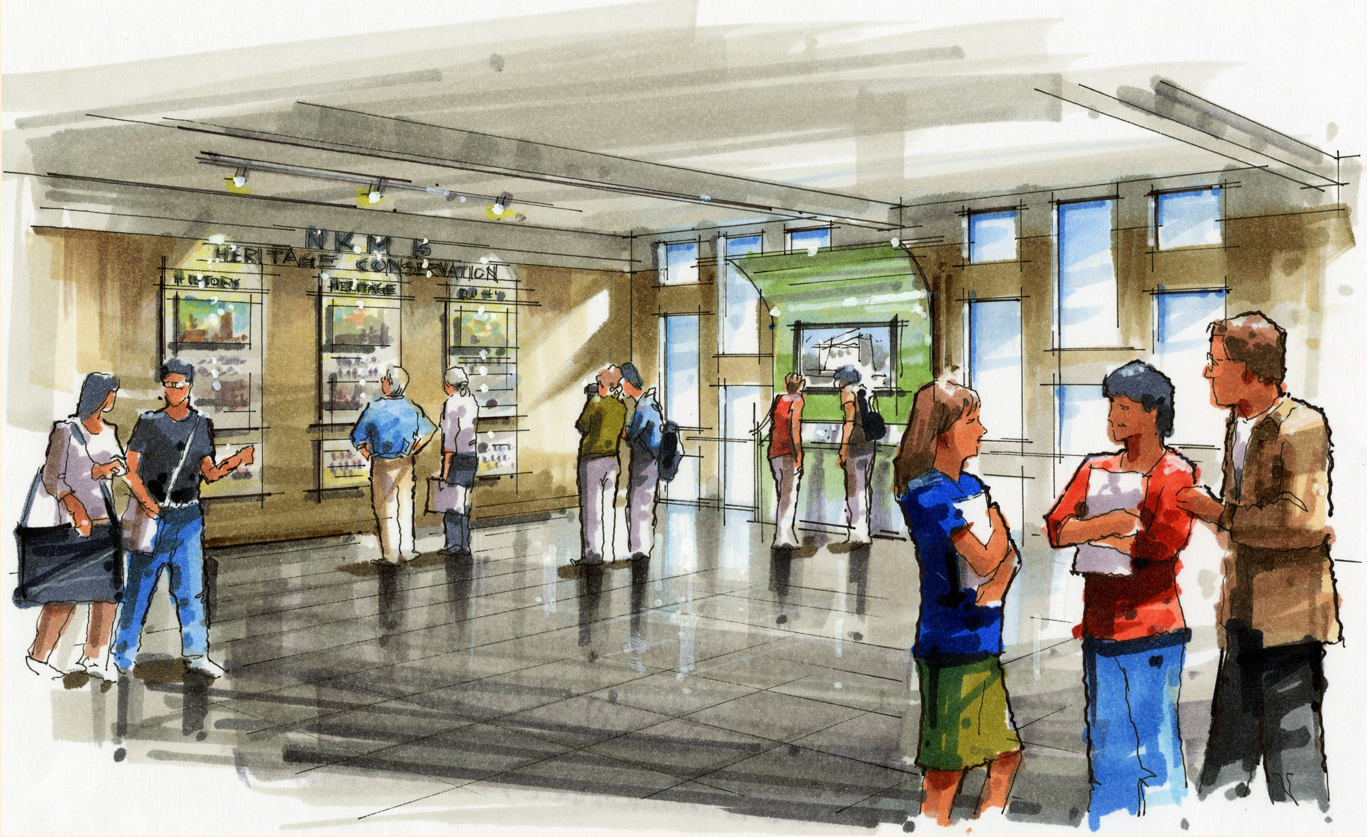
[15] "SCED welcomes revitalising historic buildings for nurturing creative sector and promoting tourism." *info.gov.hk*. December 17, 2009. Accessed August 05, 2024. https://www.info.gov.hk/gia/general/200902/17/P200902170215.htm

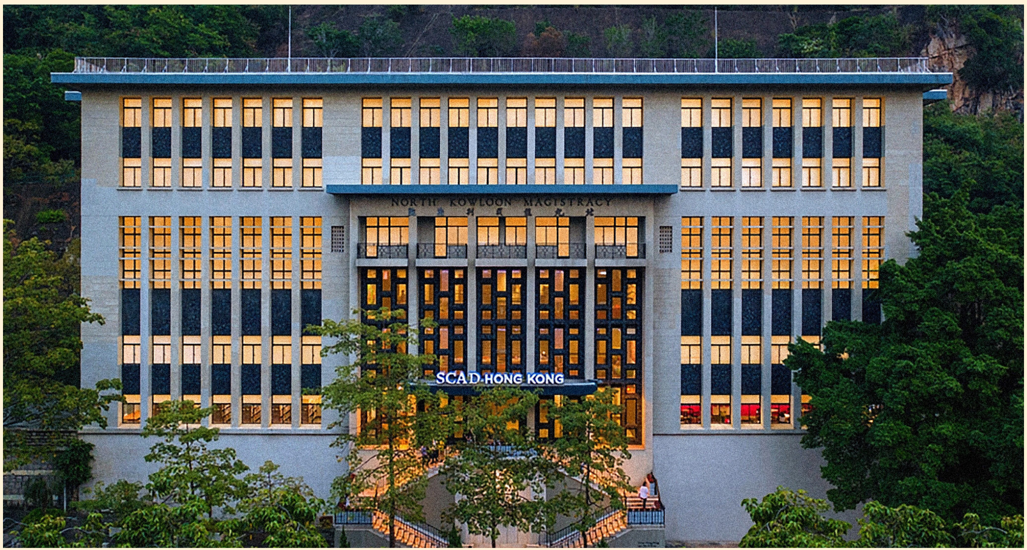
[16] William Chapman. ed. 2019. *Asia conserved, vol. III: lessons learned from the UNESCO Asia-Pacific Heritage Awards for Culture Heritage Conservation, 2010-2014*. Paris: UNESCO. p.128



[Fig. 3.8] Concept Drawing of SCAD Hong Kong, 2009.
Source: Savannah Morning News
Available from: https://eu.savannahnow.com/story/news/2009/02/17/scad-expanding-to-hong-kong/13745789007/
(accessed August 05, 2024)



[Fig. 3.9] Concept Drawing of SCAD Hong Kong, 2009.
Source: The Commissioner for Heritage's Office
Available from: https://www.heritage.gov.hk/en/revitalisation-scheme/batch-i-of-revitalisation-scheme/result-of-selection/scad-hong-kong-campus/index.html (accessed August 05, 2024)



[Fig. 3.10] Savannah College of Art and Design (SCAD) Hong Kong, 2020.
Source: ArtForum - Scad Hong Kong To Close Permanently
Available from: https://www.artforum.com/news/scad-hong-kong-to-close-permanently-246960/
(accessed August 05, 2024)

[Fig. 3.11] Hall of Savannah College of Art and Design (SCAD) Hong Kong, 2020.
Source: Government allocates $160 million to revitalize former North Kowloon Magistrates' Courts @ HK01
Available from: https://www.hk01.com/18區新聞/844913/政府撥1-6億元活化前北九龍裁判法院-2026年化身司法教育中心
(accessed August 05, 2024)

However, despite an auspicious beginning, the tenure of SCAD Hong Kong came to a close in July 2020. Some reasons were accountable for the closure, including a shrinking number of local students, continuously low enrollment rates that turned out far below targeted numbers set by the institution, and an accumulated loss from its establishment of about HKD $320 million[17].

In total, SCAD Hong Kong offered 13 undergraduate Bachelor of Fine Arts programs and 2 Master's programs for around HKD $300,000 per year in tuition at its height. Despite these offerings, this institution was having a great deal of trouble gaining enough students. For instance, enrollment numbers in 2011 were only 88 students, less than 40% of the projection, and that number continued to under-enroll during the period when it was operational[18]. This financial and enrollment shortfall finally decided the college not to renew its lease in 2020, thus ending SCAD's presence in Hong Kong.[19]

The closure of SCAD Hong Kong underlined broader challenges within Hong Kong's higher education landscape, particularly in niche fields such as art and design, where local demand proved insufficient to sustain the institution's long-term viability.

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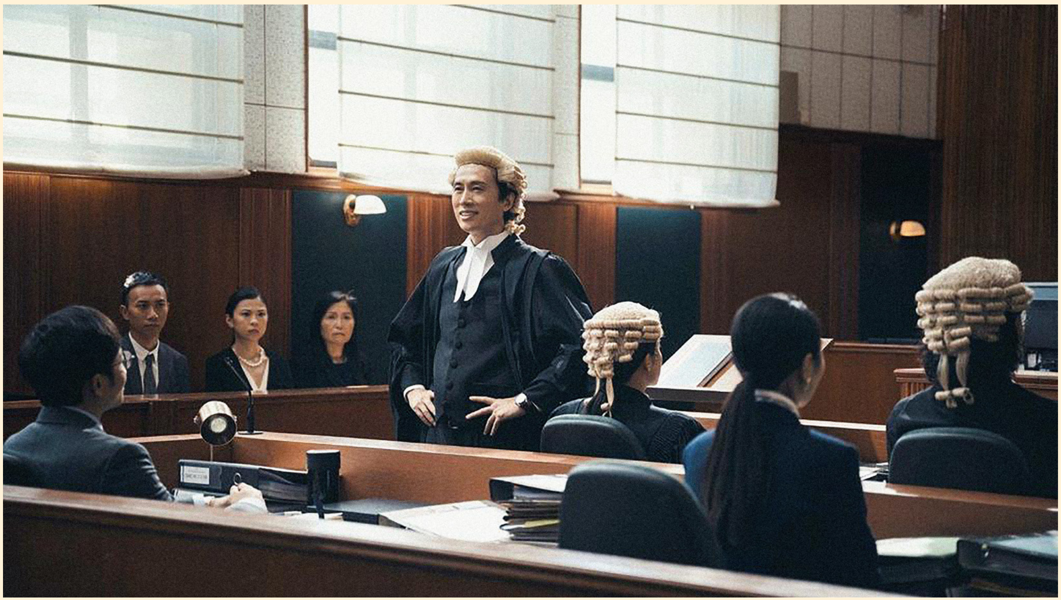
[17] Ka Yan Wu. 2023. "SCAD Hong Kong Savannah University Lost 320 Million and Closed Its Doors. Analysis: Overly Expensive Tuition of 1.2 Million Is Not the Biggest Cause of Death. (SCAD香港薩凡納大學蝕3.2億停辦　分析：超貴學費120萬非最大死因)." HK01, March 12. Accessed April 25, 2023. https://www.hk01.com/article/447584.

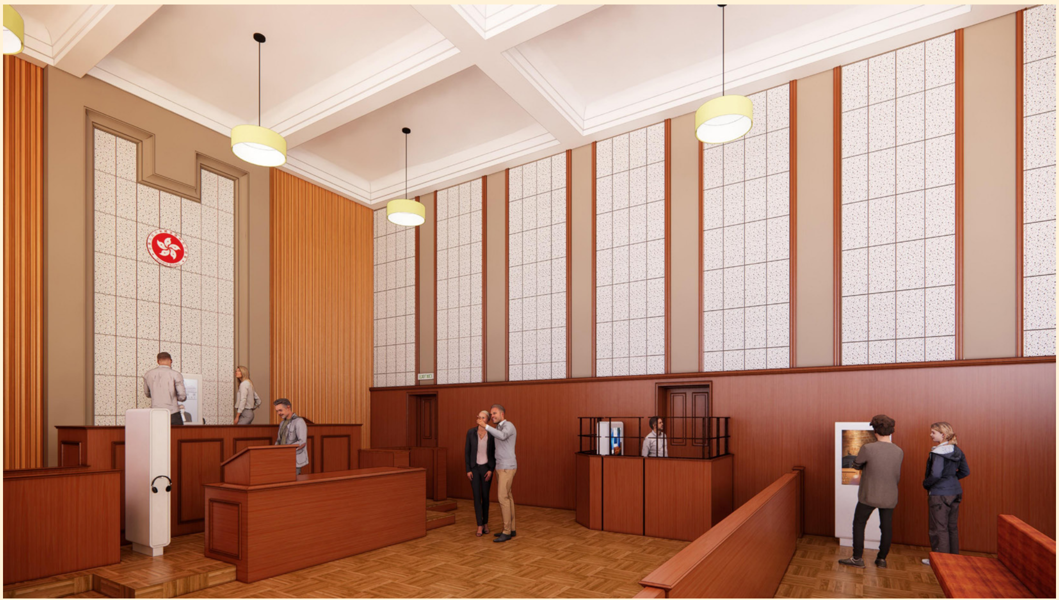
[18] Ibid.

[19] "17-　Ka Yan Wu. 2023. "SCAD Hong Kong Savannah University Lost 320 Million and Closed Its Doors. Analysis: Overly Expensive Tuition of 1.2 Million Is Not the Biggest Cause of Death. (SCAD香港薩凡納大學蝕3.2億停辦　分析：超貴學費120萬非最大死因)." *HK01*, March 12. Accessed April 25, 2023. https://www.hk01.com/article/447584.

3.4 Future Prospects for the Building



[Fig. 3.12] Stills of *A Guilty Conscience*, 2023.
Source: U Life Style - Inventory of the 4 major filming locations of the movie
Available from: https://hk.ulifestyle.com.hk/topic/detail/20005043 (accessed August 05, 2024)



[Fig. 3.13] Concept Drawing of Winning Project - Judicial Education Center, 2023.
Source: .inmediahknet - The former North Kowloon Magistrates' Courts were revitalized
Available from: https://www.inmediahk.net/node/前北九龍裁判法院1.6億活化-予善導會作普及司法教育中心
(accessed August 05, 2024)

Now, it is opening its doors to the public, offering a range of choices to its visitors in how they can relate to its history. Free guided tours will enable guests to explore the depths of the rich history and architectural features[20], while the open days will widen the involvement with and appreciation from the community. The premises have also been let on a short-term basis for film locations, like in the movie *A Guilty Conscience*[21], which reached the highest box office intake in Hong Kong in 2023. These projects are conceptualized to raise community appreciation of the value of preserving and renewing historic buildings while encouraging better publicity of heritage conservation.

In 2021, the site was included in the sixth phase of the "Revitalization of Historic Buildings Partnership Scheme"[22], receiving 30 proposals for its restoration and adaptive reuse. The adopted project provides for converting the building into a universal judicial education centre[23]; works are scheduled to be completed in 2026. Besides that, the government has also reserved over $160 million for the restoration and another $5 million as an initial operational cost for the facility. The initiative is likely to create over 30 jobs[24].

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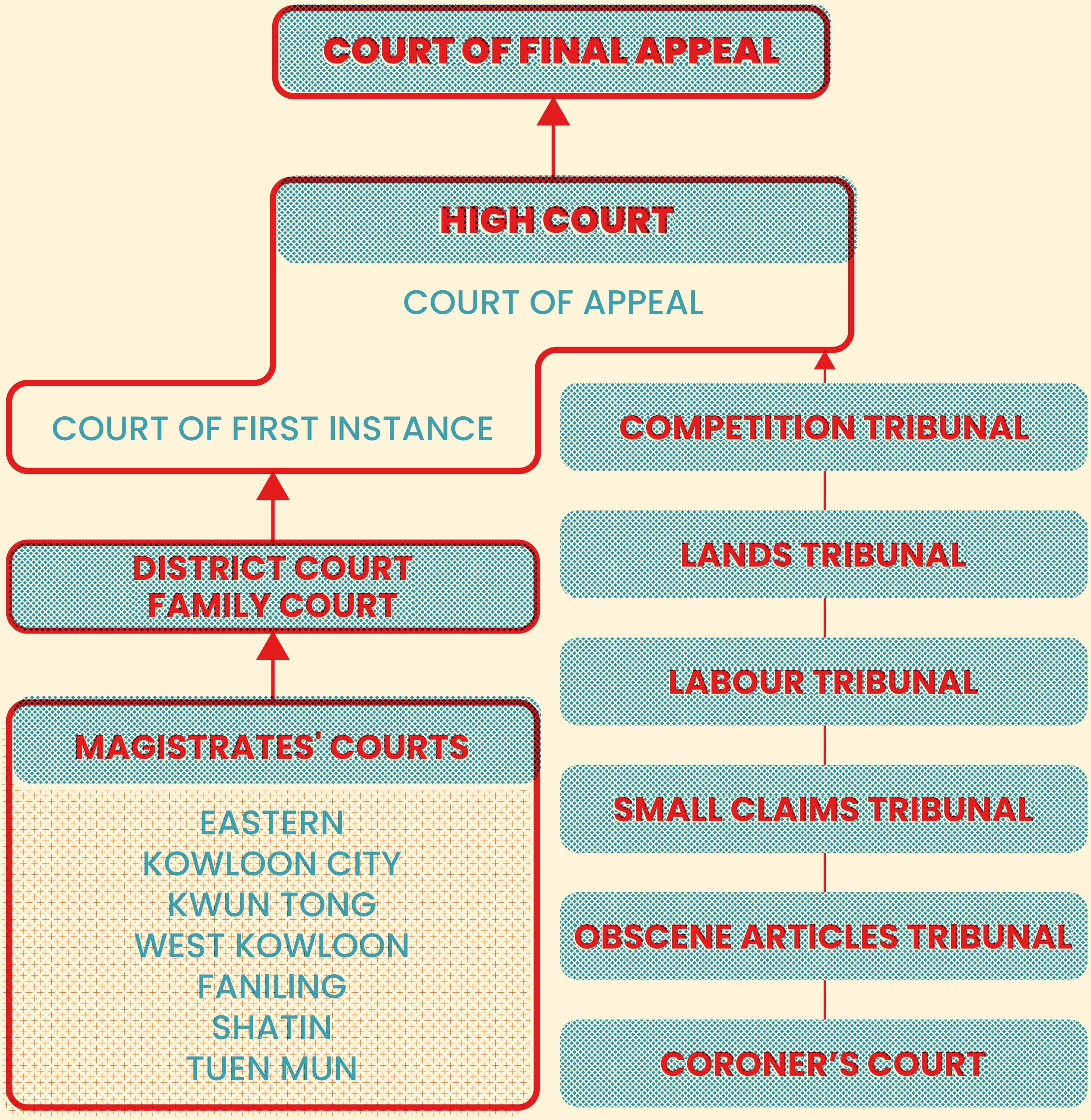
[20] Mong Ting Lau. 2023. "FNKM has been transformed into a Judicial Education Center. Guided tours are available and some people can visit for free. (前北九龍裁判法院變司法教育中心 設導賞團 部份人士可免費睇)"*HK01*, December 10. Accessed August 05, 2024. https://www.hk01.com/18區新聞/845449/ .

[21] "Inventory of the 4 major filming locations of the movie. (盤點電影4大拍攝地 多場重頭戲於法定古蹟實地取景！)" U Life Style. Januray 28, 2023. Accessed August 05, 2024. https://hk.ulifestyle.com.hk/topic/detail/20005043/ .

[22] Mong Ting Lau2023. "FNKM has been transformed into a Judicial Education Center. Guided tours are available and some people can visit for free. (前北九龍裁判法院變司法教育中心 設導賞團 部份人士可免費睇)" (Cit.)

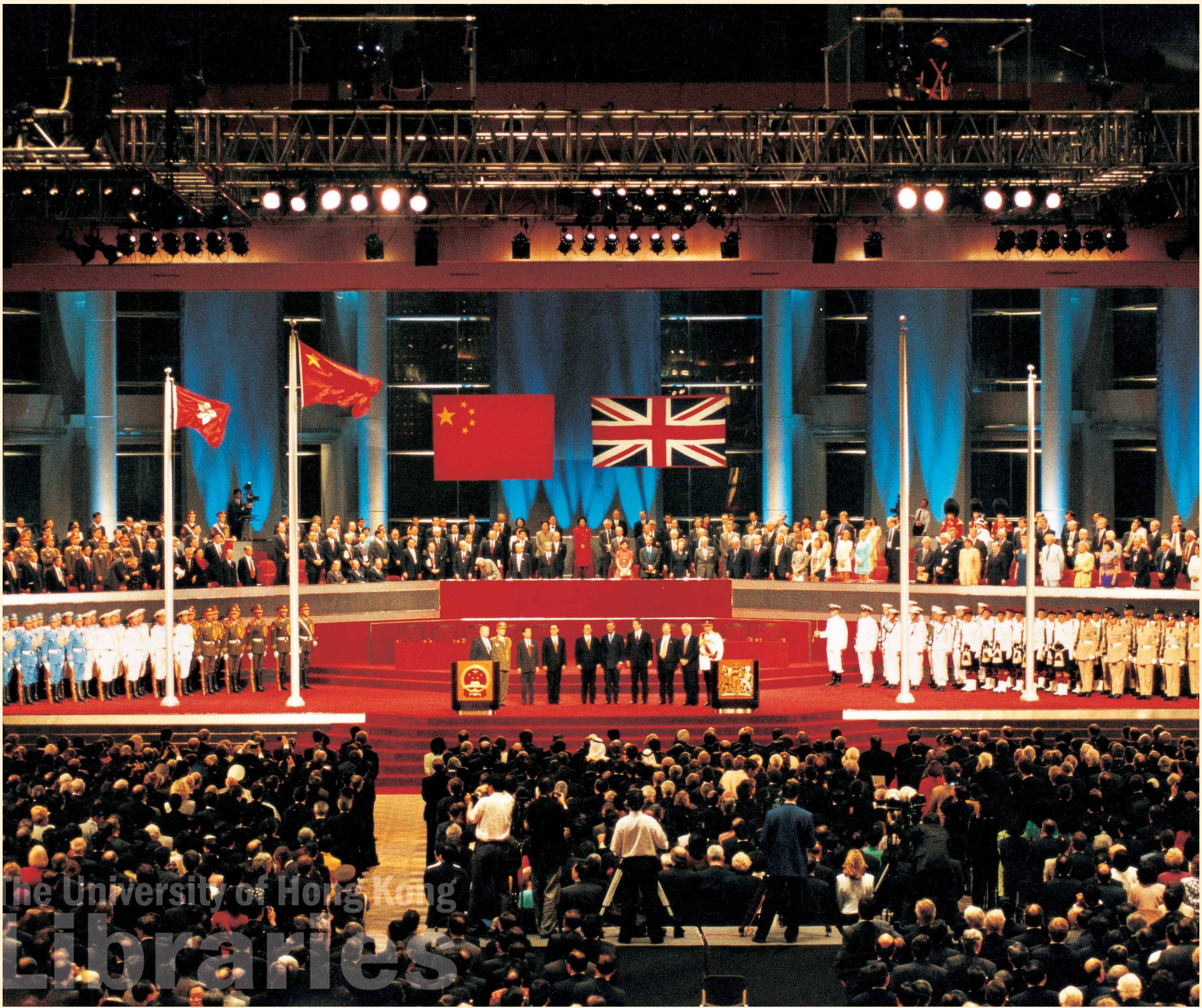
[23] Ibid.

[24] Ibid.


COURT OF FINAL APPEAL
HIGH COURT
COURT OF APPEAL
COURT OF FIRST INSTANCE
DISTRICT COURT
FAMILY COURT
MAGISTRATES' COURTS
EASTERN
KOWLOON CITY
KWUN TONG
WEST KOWLOON
FANILING
SHATIN
TUEN MUN
COMPETITION TRIBUNAL
LANDS TRIBUNAL
LABOUR TRIBUNAL
SMALL CLAIMS TRIBUNAL
OBSCENE ARTICLES TRIBUNAL
CORONER'S COURT

[Fig. 3.14] Structure of the Courts in Hong Kong.

3.5 Legacy and Historical Importance


The University of Hong Kong Libraries

[Fig. 3.15] Hong Kong Handover Ceremony, 1997.
Source: University of Hong Kong Libraries. Special Collections
Available from: https://digitalrepository.lib.hku.hk/catalog/gq67rj645 (accessed August 05, 2024)

Hong Kong's legal system, based on enactments during British colonial rule, is a hybrid of the traditions of English common law, along with legislation developed by the local legislature[25]. At present, enactments are collected in the Laws of Hong Kong, covering all aspects of life that range from civil matters to commercial regulations. This system remained intact even after the 1997 transfer of sovereignty to the People's Republic of China, thanks to the "one country, two systems" framework[26], which grants Hong Kong a high degree of autonomy in maintaining its legal traditions.

Anticipating the handover, in the 1990s, the Chinese government passed "The Hong Kong Basic Law," a constitutional document that came into effect after the transfer of sovereignty. The Basic Law, as a guaranteeing legal body, assures Hong Kong of a separate legal system and judicial independence for 50 years after 1997[27]. The Basic Law outlines the fundamental principles that should be upheld, such as the protection of civil liberties, the rule of law, and the free market economy. But still, the Laws of Hong Kong provide for a more detailed legal framework covering business regulations, criminal laws, public safety, and education, among many others.

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25 Hong Kong Department of Justice. 2020. *Our legal system.* Accessed April 25, 2023. https://www.doj.gov.hk/en/our_legal_system/index.html .

26 Hong Kong Department of Justice, 2020. *Basic Law.* Accessed April 25, 2023. https://www.doj.gov.hk/en/our_legal_system/basic_law.html.

27 Department of Justice, 2020. *Our legal system.* (Cit.)

3.5.2 The Function of The Magistracy

JUVENILE
COURT
庭法童兒

[Fig. 3.16] Bronze Wording of Juvenile Court in FNKM, 2020.
Source: Conserve and Revitalise Hong Kong Heritage
Available from: https://www.heritage.gov.hk/en/revitalisation-scheme/batch-vi-of-revitalisation-scheme (accessed August 04, 2024)

The Magistrates' Court is the court of first instance for criminal matters in Hong Kong, with very diversified work ranging from indictable to summary offenses[28]. In all, there are seven different magisterial courts within the territory, which also plays a very important role in administration. These courts deal with criminal proceedings at their incipient stages, both minor offenses and preliminary or preparatory examinations for serious crimes.

The North Kowloon Magistracy was the most famous judicial complex that housed four Magistrates' Courts and a Juvenile Court in addition to different government offices. The Magistrates' Courts based here try all cases of relatively minor nature, awarding sentences of a maximum of three years imprisonment, and fines up to $100,000[29]. However, for more serious offenses beyond the jurisdictional limits of the Magistrates' Courts, cases are transferred to the higher judicial bodies such as the District Court or Court of First Instance[30].

Apart from the usual criminal matters, some Magistrates' Courts are also constituted as Juvenile Courts. These courts deal with cases related to minors or adolescents below 16 years of age. These include delinquency cases and other concerns for the welfare of minors. In this regard, Juvenile Courts can make care and protection orders in relation to these adolescents.

Hong Kong Magistrates' Courts are divided into several regions, including the Eastern, Kowloon City, West Kowloon, Fanling, and Tuen Mun[31]. Each court is responsible for the judicial cases that take place within the jurisdiction, which reflects the responsibility to ensure that justice runs smoothly and effectively within the territory.

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[28] Hong Kong Department of Justice, 2020. "*Structure of the Courts.*" Accessed April 25, 2023. https://www.judiciary.hk/en/about_us/courtchart.html.
[29] The Commissioner for Heritage's Office. 2020. *"Revitalising Historic Buildings Through Partnership Scheme: Former North Kowloon Magistracy Resource Kit."* (Cit.)
[30] *Department of Justice. Structure of the Courts.* (Cit.)
[31] Ibid.

3.5.3 Legal Framework for Heritage Preservation

古物諮詢委員會
Antiquities Advisory Board

[Fig. 3.17] The Antiquities Advisory Board consults with the Antiquities Authority regarding the designation of items as monuments. The Board plays a key role in advising on which items should be officially declared as monuments and also contributes to the promotion and awareness of these heritage items.
Source: Antiquities Advisory Board

古物古蹟辦事處
Antiquities and
Monuments Office

[Fig. 3.18] The Antiquities and Monuments Office's primary role is to facilitate the conservation of sites of historical and archaeological significance, ensuring effective management and implementation of heritage preservation initiatives.
Source: Antiquities and Monuments Office

There are two major frameworks shaping heritage protection in Hong Kong. First, there is the Antiquities and Monuments Ordinance for statutorily protecting identified monuments. This ordinance insists that any alteration in the identified monuments be subjected to formal approval by the government to avoid compromising the historical and cultural significance of the site[32].

The second framework involves historic buildings, which are not subject to statutory requirements but still adhere to specific guidelines[33]. These set out recommendations with respect to the repair of historic buildings and adaptations for re-use, enabling owners to retain a building's heritage while still meeting modern needs[34]. This method enables historical architecture to be preserved by encouraging voluntary adherence to standards in preservation rather than by law.

In 2009, the North Kowloon Magistracy was graded as a Grade 2 historical building[35]. These preservation guidelines recognize the historical importance of the North Kowloon Magistracy and, therefore, are guided through these preservation guidelines. It does not enjoy the same statutory protection accorded to monuments but is nonetheless recognized for historical significance, with protection provided through the laid-out guidelines.

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[32] Hong Kong Department of Justice. 1967. *Cap. 53 Antiquities and Monuments Ordinance.* Accessed April 25, 2023. https://www.elegislation.gov.hk/hk/cap53!en-zh-Hant-HK .

[33] Antiquities and Monuments Office. 2005. *FAQ Assessment of Buildings in Hong Kong which May Have Heritage Value. Hong Kong.*

[34] Ibid.

[35] Antiquities and Monuments Office. 2021. *Results of the Assessment of 1,444 Historic Buildings and New Items.* (Cit.)

3 Gradings of The Historical Buildings

Grade 1	Buildings of outstanding merit, which every effort should be made to preserve if possible.
Grade 2	Buildings of special merit; efforts should be made to selectively preserve.
Grade 3	Buildings of some merit; preservation in some form would be desirable and alternative means should be considered if preservation is not practicable.

[Fig. 3.19] 3 Gradings of The Historical Building
Source: Antiquities Advisory Board - Definition of the Gradings
Available from: https://www.aab.gov.hk/en/historic-buildings/definition-of-the-gradings/index.html (accessed April 25, 2023)

On 25 September 2007, the Hong Kong Executive Council adopted a policy statement to guide heritage conservation. For various reasons, the policy statement, while adopted by the Chief Executive, never proceeded further than that to the legislature. It was expected that this would be cumbersome and take long to update the existing ordinance on the insertion of a new policy, and that could delay the real conservation job. Moreover, by the end of this year, the Antiquities Authority was working on nominating 1,400 buildings, which it said was increased by the end of 2008[36]. Hence, the policy hasn't been brought into the legislation process yet.

The policy laid the groundwork for what is called Heritage Impact Assessment, a process for considering the effects that new development has on historic ones. The approach is one of avoiding adverse impact on the historic site where feasible. If avoidance is not possible, then mitigation measures must be developed, and upon their proposal, they have to be approved by the Antiquities and Monuments Office (AMO)[37]. Where the impact assessment is submitted at the design stage of a project, it shall contain at least the baseline study on 1) the current state of the historic site; 2) methods of assessing potential impacts; 3) the impact assessment with a thorough description and analysis; and 4) proposed mitigation measures for any identified adverse impacts[38].

Lastly, proponents seeking funding for construction projects are required to declare whether their project will affect a designated "heritage site." They then are required to detail the mitigation to be applied and prove that the public supports these measures through a public consultng process[39]. This ensures inclusion in planning and the actualization of new developments where heritage conservation considerations may be weighed against the need for accommodation of modern infrastructure in Hong Kong's historical and cultural assets.

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[36] Antiquities and Monuments Office. 2021. *Results of the Assessment of 1,444 Historic Buildings and New Items.* (Cit.)
[37] Ibid.
[38] Antiquities and Monuments Office. 2005. *FAQ Assessment of Buildings in Hong Kong which May Have Heritage Value.* (Cit.)
[39] Ibid.

3.5.4 Revitalising Historic Buildings Through Partnership Scheme

活化歷史建築伙伴計劃 第六期
REVITALISING HISTORIC BUILDINGS
THROUGH PARTNERSHIP SCHEME BATCH VI
Professor Lau Chi-pang
劉智鵬教授
Mr Michael Wong
黃偉綸
Mr Ivanhoe Chang
陳志豪

[Fig. 3.20] Batch VI of Revitalising Historic Buildings Through Partnership Scheme announced
Source: info.gov.hk - Proposal for revitalising Former North Kowloon Magistracy announced
Available from: https://www.info.gov.hk/gia/general/202212/08/P2022120800186.htm (accessed April 25, 2023)

The "Revitalising Historic Buildings Through Partnership Scheme" was devised in the year 2008 to make dual provisions for the conservation of government-owned historic buildings and their adaptive reuse in service to the community[40]. The dual objectives of the Scheme are the balance between conservation on one hand and utility on the other hand, while fostering public engagement in the preservation and innovative reutilization of the historic structures.

The scheme operates in partnership with nonprofit, nongovernmental organizations functioning as social enterprises[41]. They will be invited to create full proposals to adaptively reuse selected historic buildings. Each should address the following items[42]:

- **Historic Preservation:** Provide comprehensive plans that will be implemented to preserve the historical and architectural value of the building, and make it visible.
- **Social Enterprise Objectives:** Proposals should outline how the project will achieve the aims for the social enterprise model; these have been identified as viability and community benefit.
- **Community Benefit:** The proposal should outline how the local community will benefit from the new use of the building so the re-development positively impacts on both the immediate environment as well as the society it serves.

Proposals received will be prescreened by a Vetting Committee comprising both government representatives and independent experts. It will check the relevance of proposals to the scheme's objectives and their likely contribution towards the preservation of Hong Kong's architectural heritage.

FNKM has appeared in this scheme twice: once in 2009-after the courts had closed-and again in 2021, after the use of the building as an art school also came to an end. That FNKM was selected multiple times for adaptive reuse in this scheme points to its significance in the conservation framework for continuing relevance to the Hong Kong heritage preservation effort.

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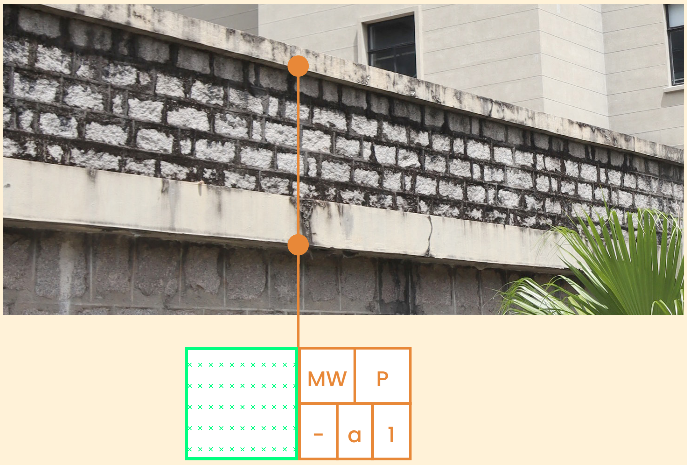
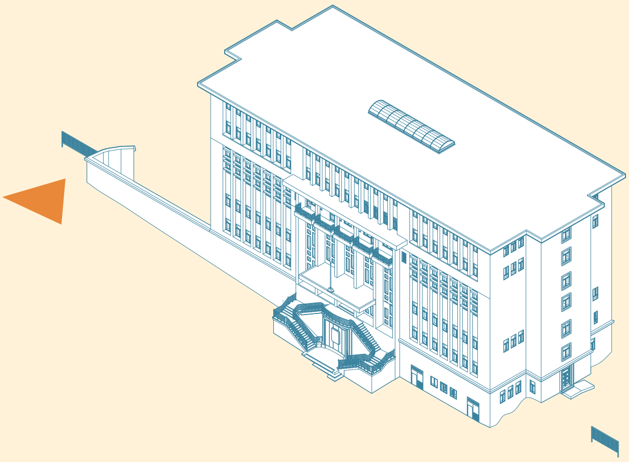
[40] Commissioner for Heritage's Office. 2021. *About the Scheme*. Accessed April 25, 2023. https://www.heritage.gov.hk/en/revitalisation-scheme/batch-vi-of-revitalisation-scheme/about-the-scheme/index.html .
[41] Ibid.
[42] Ibid.

04

Degradation Analysis

W01





Material

Cement Plaster

Legend

MW: Masonary Wall
P: Plaster
P (a): Granite Texture
1: Cream

Degradation Detected

Dark patches on the surface of the boundary wall indicate the presence of biological attack.

Symbology

▨ Algal Growth

Hypothesized Causes of Degradation

This degredation of plaster is caused by rainfall and humidty. This phenomenon does not occur uniformly due to the uneven surface and connections of the material.

References:
- Veronique Vergès-Belmin. 2008. ICOMOS-ISCS: *Illustrated glossary on stone deterioration patterns.* Paris, ICOMOS.
- The Hong Kong Institute of Surveyors. 2022. *Short Guide: Maintaining Your Historic Buildings.* Hong Kong. HKIS.

Treatment

Apply of Biocide

With Soft Brush

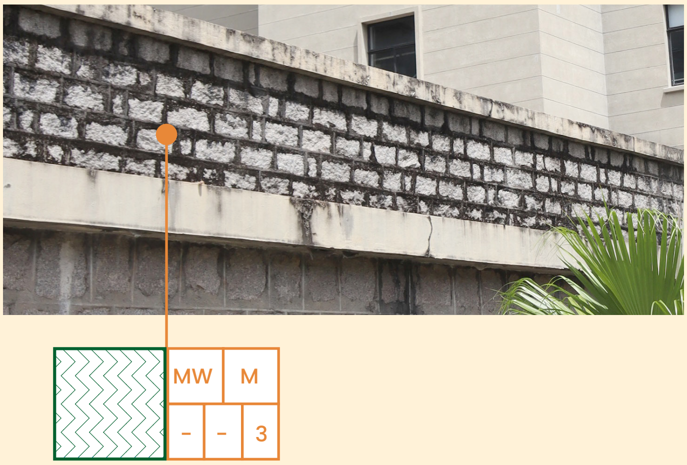
Pressurized Water

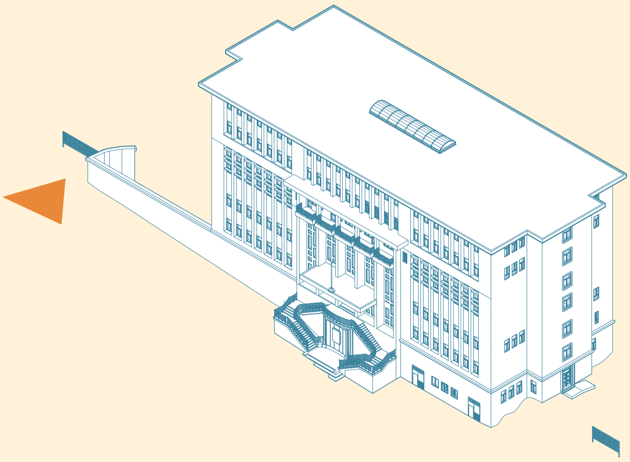
Proposed Intervention

Apply a biocide to eliminate existing algae and inhibit future growth. After allowing the biocide to work, scrubbing the surface gently using a soft brush such as nylon or bristle brush, to remove any crust. Finally, use high-pressure jet water to clean the area thoroughly to ensure all contaminants are washed away.

References:
- Giovanni G. Amoroso and Vasco Fassina. 1983. *Stone decay and conservation: Atmospheric pollution, cleaning, consolidation, and protection.* Amsterdam: Elsevier. P.270-271

W02





Material

Mortar

Degradation Detected

Moss has been detected on the surface of the mortar of the granite ashlar, with some areas having dried and formed a blackened layer.

Hypothesized Causes of Degradation

The mortar joints are located in shaded areas of the wall, where they remain moist due to the high porosity of the material, consistent rainfall, and elevated humidity characteristic of the climate.

Proposed Intervention

First, remove the surface layer of moss using a plastic scraper. Next, apply a biocide to eradicate existing biological growth and prevent future occurrences. After allowing the biocide to take effect, gently scrub the surface with a soft brush, such as a nylon or bristle brush, to remove any residual. Finally, employ a high-pressure water jet to thoroughly cleanse the area, ensuring the complete removal of all contaminants.

Legend

MW: Masonary Wall
M: Mortar
3: Gray

Symbology

▨ Moss

References:
- Veronique Vergès-Belmin. 2008. *ICOMOS-ISCS: Illustrated glossary on stone deterioration patterns.* Paris, ICOMOS.
- The Hong Kong Institute of Surveyors. 2022. *Short Guide: Maintaining Your Historic Buildings.* Hong Kong. HKIS.

Treatment

Removal with Platsic Scraper

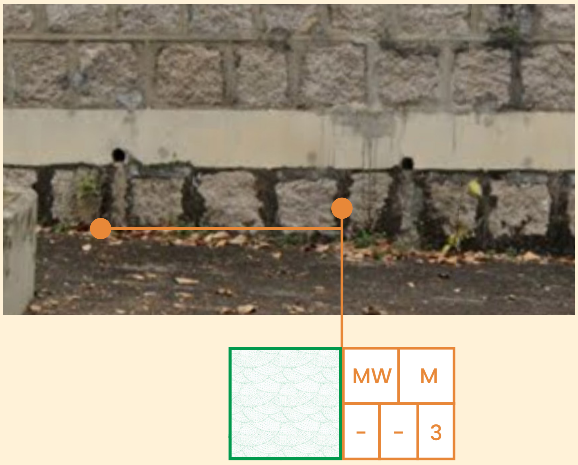
With Soft Brush

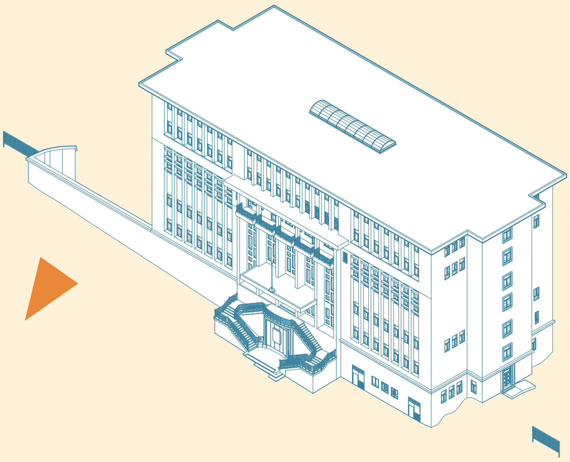
Apply of Biocide

Pressurized Water

References:
- Giovanni G. Amoroso and Vasco Fassina. 1983. *Stone decay and conservation: Atmospheric pollution, cleaning, consolidation, and protection.* Amsterdam: Elsevier. P.270-271
- Myriam Bouichou, and Elisabeth Marie-Victoire. 2021. *Cleaning Historic Concrete: A Guide to Techniques and Decision-Making.* Los Angeles: J. Paul Getty Trust. P.31

W03





Material

Stones and Mortar

The mortar joint is positioned at the base of the wall to seal the gap between the stone structure and the ground.

Degradation Detected

Plants with the growth from ground of roots, stems, and leaves, is emerging at the base of the perimeter wall.

Hypothesized Causes of Degradation

Situated in a humid subtropical region, plants emerge from tiny seeds deposited in cracks by birds and bats, penetrating the gaps between masonry for soil and water.

Proposed Intervention

Firsly, apply the biocide, then carefully remove all roots from the wall. Next, apply a biocide to eradicate existing biological growth and prevent future occurrences. After allowing the biocide to take effect. Finally, employ a high-pressure water jet to thoroughly cleanse the area, ensuring the complete removal of all contaminants. In long term, regularly clear vegetation from the walls to prevent potential damage.

Legend

MW: Masonary Wall
M: Mortar
3: Gray

Symbology

▨ Plant

References:
- Veronique Vergès-Belmin. 2008. I*COMOS-ISCS: Illustrated glossary on stone deterioration patterns.* Paris, ICOMOS.
- The Hong Kong Institute of Surveyors. 2022. *Short Guide: Maintaining Your Historic Buildings*. Hong Kong. HKIS.

Treatment

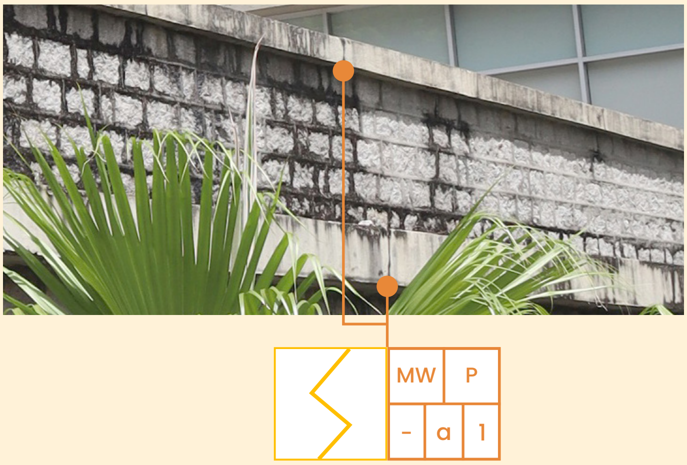
Apply of Biocide

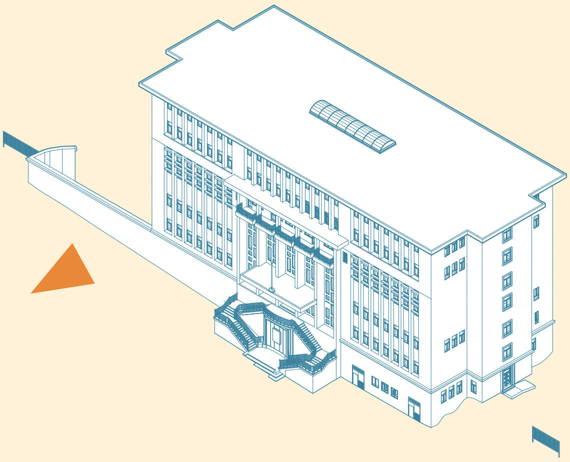
Pressurized Water

Elimination of Weeds

References:
- Giovanni G. Amoroso and Vasco Fassina. 1983. *Stone decay and conservation: Atmospheric pollution, cleaning, consolidation, and protection.* Amsterdam: Elsevier. P.270-271
- Myriam Bouichou, and Elisabeth Marie-Victoire. 2021. *Cleaning Historic Concrete: A Guide to Techniques and Decision-Making.* Los Angeles: J. Paul Getty Trust. P.31
- The Hong Kong Institute of Surveyors. 2022. *Short Guide: Maintaining Your Historic Buildings*. Hong Kong. P. 51-52

W04





Material

Plaster

Legend

Mw: Masonary Wall
P: Plaster
P(a): Granite Texture
1: Cream

Degradation Detected

Cracks approximately 1 mm in width are clearly visible to the naked eye, extending vertically from top to bottom on the plaster layer.

Symbology

Crack

Hypothesized Causes of Degradation

The plaster naturally deteriorates due to environmental exposure and wear, while rainwater penetration through the cracks causes them to widen.

References:
- Veronique Vergès-Belmin. 2008. *ICOMOS-ISCS: Illustrated glossary on stone deterioration patterns.* Paris, ICOMOS.
- The Hong Kong Institute of Surveyors. 2022. *Short Guide: Maintaining Your Historic Buildings.* Hong Kong. HKIS

Proposed Intervention

The existing cracks will be consolidated and repaired through the injection of compatible mortar, thereby restoring the surface's integrity. Afterward, a matching color of plaster will be applied to minimize the visibility of the repair. Additionally, the cracks will be closely monitored. Should ongoing movement be detected, indicating potential structural instability, consultation with experts will be required.

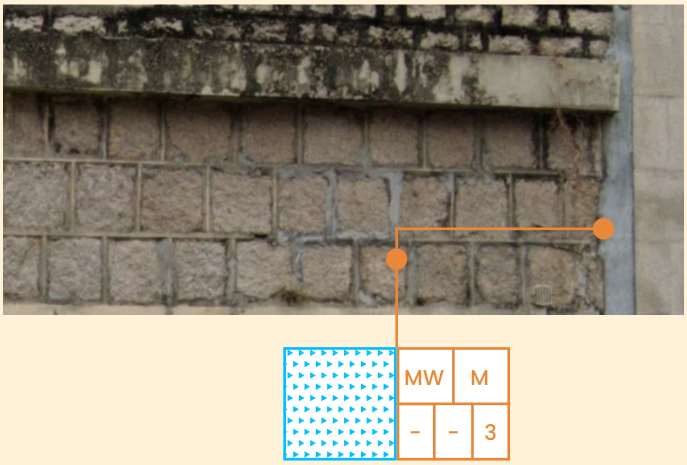
Treatment

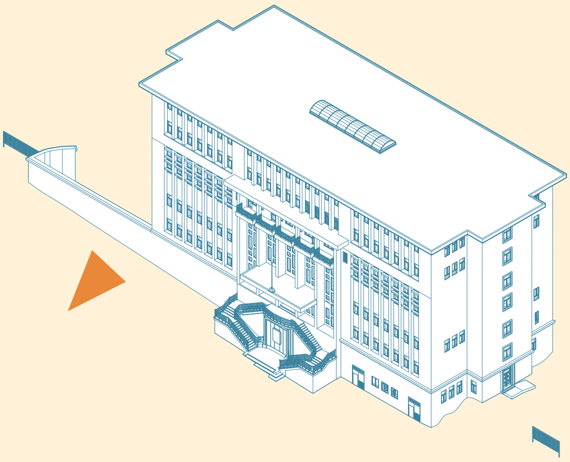
Injection of mortar into joints of elements

Apply Matching Color of Finishing Material

References:
- The Hong Kong Institute of Surveyors. 2022. *Short Guide: Maintaining Your Historic Buildings.* Hong Kong. HKIS. P.51

W05





Material

Mortar

Degradation Detected

A render of a different color applied to the existing wall creates a stark contrast.

Hypothesized Causes of Degradation

This issue resulted from inadequate restoration techniques and the use of incorrect materials.

Proposed Intervention

Apply a layer of finishing material in a color that matches the original, making the repair less noticeable.

Legend

MW: Masonary Wall
M: Mortar
3: Gray

Symbology

▨ Inappropriate Interventions

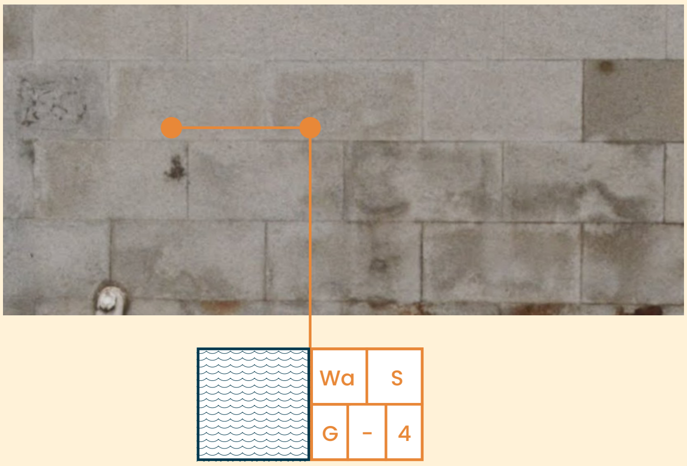
References:
- Veronique Vergès-Belmin. 2008. ICOMOS-ISCS: *Illustrated glossary on stone deterioration patterns*. Paris, ICOMOS.
- The Hong Kong Institute of Surveyors. 2022. *Short Guide: Maintaining Your Historic Buildings*. Hong Kong. HKIS.

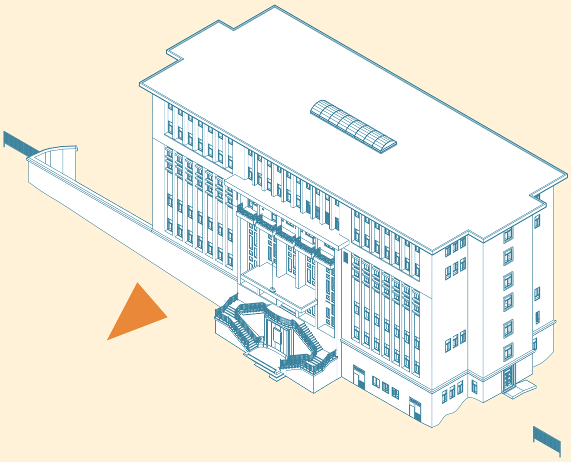
Treatment

Apply Matching Color of Finishing Material

References:
- The Hong Kong Institute of Surveyors. 2022. *Short Guide: Maintaining Your Historic Buildings*. Hong Kong. HKIS.

W06





Material

Granite Slabs, approximately 0.9 meters in width and 0.45 meters in height, are adhered to the concrete wall using mortar bedding.

Legend

Wa: Wall
S: Stone
G: Granite
4: White

Degradation Detected

Several of the granite slabs exhibit water stains, resulting in a darker appearance in these areas compared to the surrounding stone slabs.

Symbology

▤ Discolouration
Moist area

Hypothesized Causes of Degradation

The high moisture content resulting from water absorption leads to surface darkening, manifesting as a lower hue due to the dampness.

References:
- Veronique Vergès-Belmin. 2008. *ICOMOS-ISCS: Illustrated glossary on stone deterioration patterns.* Paris, ICOMOS.
- The Hong Kong Institute of Surveyors. 2022. *Short Guide: Maintaining Your Historic Buildings.* Hong Kong. HKIS.

Treatment

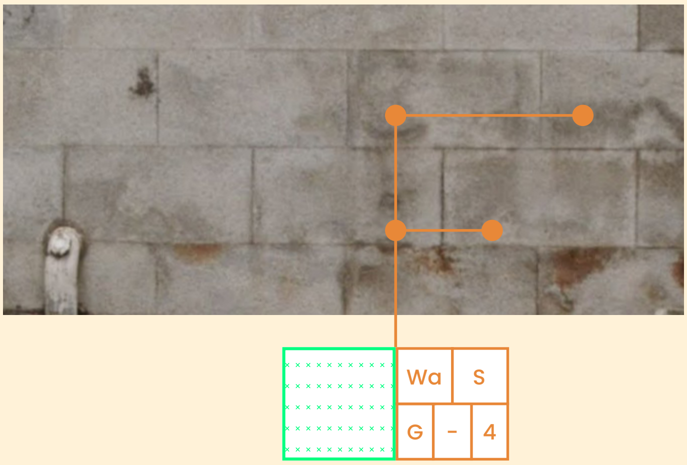
Sponge System

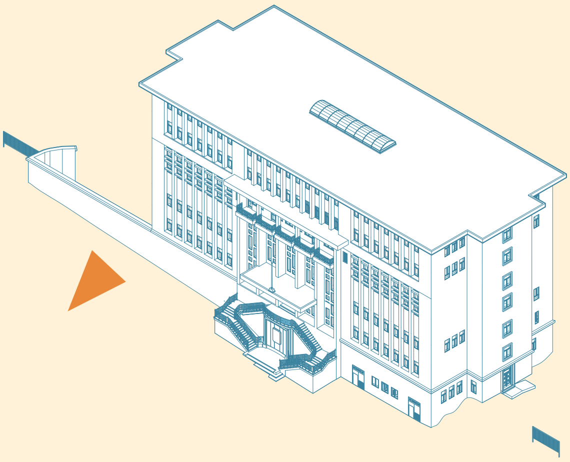
Proposed Intervention

It is presently believed that the removal of the altered material would enhance the service life of the stone. The sponge system (Polyurethane sponge with embedded small abrasive particles) utilizes compressed air to accelerate a sponge medium to a high velocity. Upon contact with the substrate, the sponge flattens, and the impact of the abrasive particles effectively removes contaminants from the surface.

References:
- M.J.Scheffler, and J.D. Lesak. 2000. *"Natural Weathering of Granite: A Case Study." Dimension Stone Cladding: Design, Construction, Evaluation, and Repair.* West Conshohocken: American Society of Mechanical Engineers International. P.90.

W07





Material

Granite Slabs, approximately 0.9 meters in width and 0.45 meters in height, are adhered to the concrete wall using mortar bedding.

Degradation Detected

Algae have appeared on the granite, causing black stains on the surface of the slabs.

Hypothesized Causes of Degradation

The granite absorbed moisture and was exposed to sunlight, creating an ideal environment for algae growth on the surface.

Proposed Intervention

Apply a biocide to eliminate existing algae and inhibit future growth. After allowing the biocide to work, scrubbing the surface gently using a soft brush such as nylon or bristle brush, to remove any crust. Finally, use high-pressure jet water to clean the area thoroughly to ensure all contaminants are washed away.

Legend

Wa: Wall
S: Stone
G: Granite
4: White

Symbology

▨ Algal Growth

References:
- Veronique Vergès-Belmin. 2008. ICOMOS-ISCS: *Illustrated glossary on stone deterioration patterns*. Paris, ICOMOS.
- The Hong Kong Institute of Surveyors. 2022. *Short Guide: Maintaining Your Historic Buildings*. Hong Kong. HKIS.

Treatment

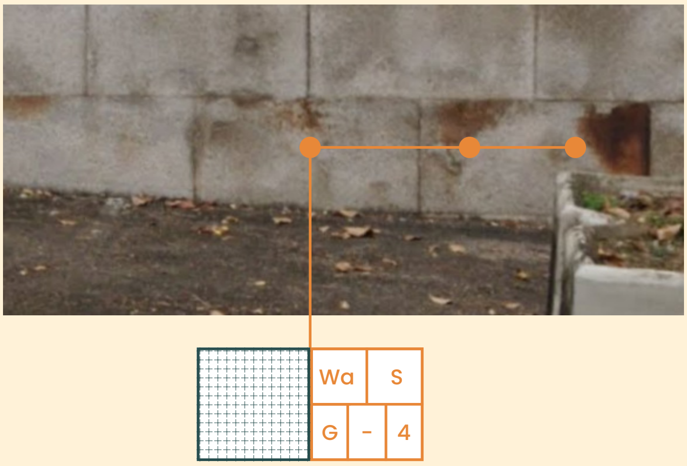
Apply of Biocide

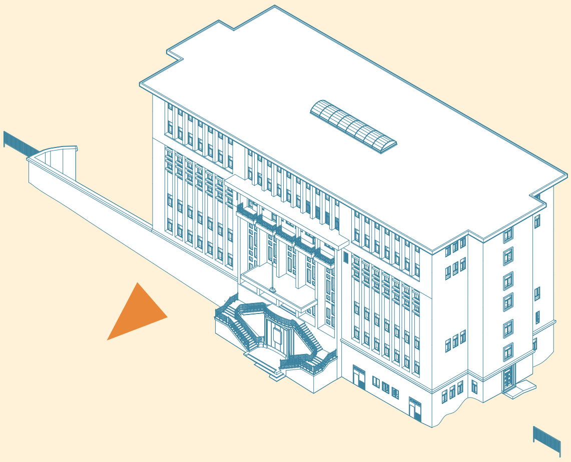
With Soft Brush

Pressurized Water

References:
- Giovanni G. Amoroso and Vasco Fassina. 1983. *Stone decay and conservation: Atmospheric pollution, cleaning, consolidation, and protection*. Amsterdam: Elsevier. P.270-271

W08





Material

Granite slabs, approximately 0.9 meters in width and 0.45 meters in height, are adhered to the concrete wall using mortar bedding.

Legend

Wa: Wall
S: Stone
G: Granite
4: White

Degradation Detected

The granite displays orange and brown patches on its surface, which contrast with the original white appearance of the stone.

Symbology

▦ Discolouration
Rust Staining

Hypothesized Causes of Degradation

The concealed metal components have rusted, and rainwater penetrating through the gaps between the slabs has washed the rust onto the stone surface, causing staining.

References:
- Veronique Vergès-Belmin. 2008. *ICOMOS-ISCS: Illustrated glossary on stone deterioration patterns.* Paris, ICOMOS.
- The Hong Kong Institute of Surveyors. 2022. *Short Guide: Maintaining Your Historic Buildings.* Hong Kong. HKIS.

Proposed Intervention

First, pre-wet the masonry to prevent the chemical from being absorbed into the natural microfractures of the granite. Then, allow the alkaline pre-wash to react with the soiling, brushing it off with a soft brush. Finally, the acidic after-wash is applied to neutralize the pre-wash.

Treatment

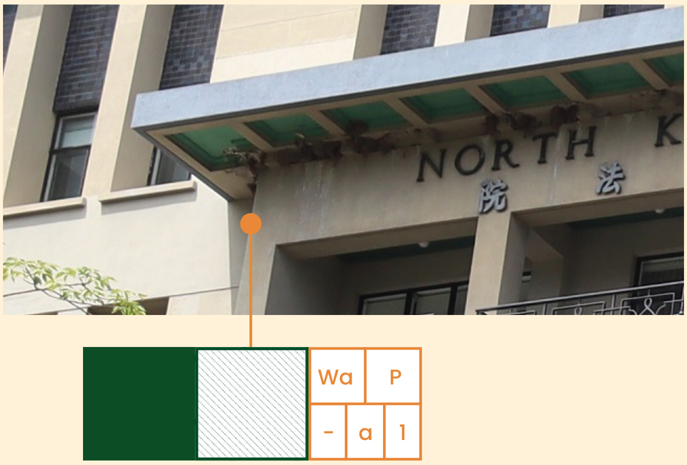
Alkaline Pre-Wash

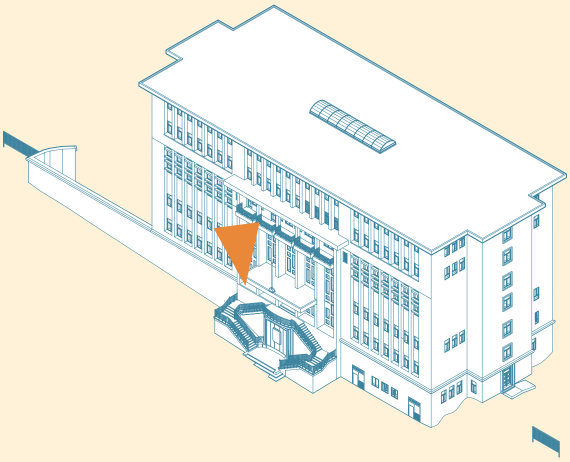
Acidic After-Wash

With Soft Brush

References:
- Alison Henry. 2006. *Stone Conservation: Principles and Practice, cleaning, consolidation, and protection.* New York: Routledge. P.151

W09





Material

plaster is applied to the exterior wall of the third floor.

Degradation Detected

Approximately 60 house birds nests can be observed under the canopy on the fourth floor, with their presence dating back to as early as 2005. Additionally, their droppings are evident on the wall.

References:
- Jie Deng. 2021. Can't stand, run around for six months to build a bird's nest "legless bird" can fly high only if he has a family (站立不得 奔波半年築燕巢「無腳雀仔」有家才能高飛). *Ming Pao*. Hong Kong.

Hypothesized Causes of Degradation

The canopy is a suitable place for the swifts to stay and build their nests.

References:
- Jie Deng. 2021. Can't stand, run around for six months to build a bird's nest "legless bird" can fly high only if he has a family (站立不得 奔波半年築燕巢「無腳雀仔」有家才能高飛). *Ming Pao*. Hong Kong.

Proposed Intervention

The Department of Fisheries and Conservation recommends that no work be conducted near the swallow's nest from April to September to avoid disrupting the breeding period. Additionally, a soft bristle brush combined with a vacuum cleaner should be used to gently clean the surface, ensuring minimal disturbance to the nest nearby.

Legend

Wa: Wall
P: Plaster
P(a): Granite Texture
1: Cream

Symbology

■ Biological Colonization

▨ Deposit

References:
- Veronique Vergès-Belmin. 2008. ICOMOS-ISCS: *Illustrated glossary on stone deterioration patterns*. Paris, ICOMOS.
- The Hong Kong Institute of Surveyors. 2022. *Short Guide: Maintaining Your Historic Buildings*. Hong Kong. HKIS.

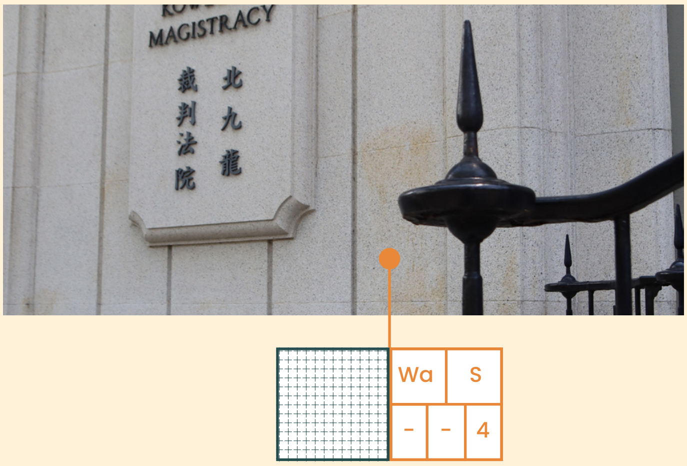
Treatment

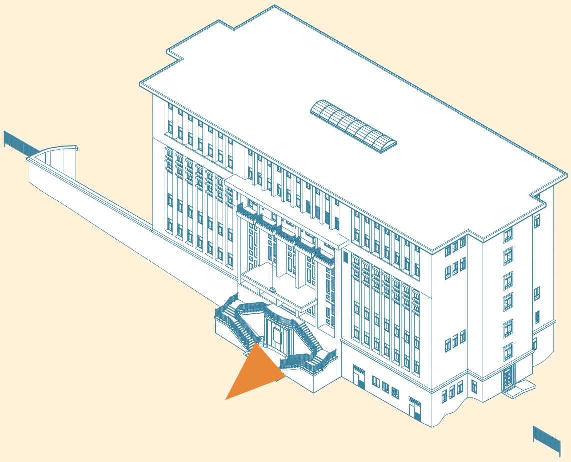
With Soft Brush

Vacuum Cleaner

References:
- Sze. 2010. *Lesser white-rumped swift nest colony at the former North Kowloon Magistrates' Courts*. Hong Kong Bird Watching Society Forum. February 24. Accessed on August 28, 2024. https://www.hkbws.org.hk/BBS/viewthread.php?tid=10684.
- Alison Henry. 2006. *Stone Conservation: Principles and Practice, cleaning, consolidation, and protection*. New York: Routledge. P.279.

W10





Material

Granite slabs with grooves, approximately 0.6 meters in width and 0.8 meters in height, are adhered to the concrete wall using mortar bedding.

Legend

Wa: Wall
S: Stone
1: Cream

Degradation Detected

The granite displays orange and brown patches on its surface, which contrast with the original white appearance of the stone.

Symbology

▦ Discolouration
Rust Staining

Hypothesized Causes of Degradation

Staining on the surface for unknown reason.

References:
- Veronique Vergès-Belmin. 2008. *ICOMOS-ISCS: Illustrated glossary on stone deterioration patterns.* Paris, ICOMOS.
- The Hong Kong Institute of Surveyors. 2022. *Short Guide: Maintaining Your Historic Buildings.* Hong Kong. HKIS.

Proposed Intervention

First, pre-wet the masonry to prevent the chemical from being absorbed into the natural microfractures of the granite. Then, allow the alkaline pre-wash to react with the soiling, brushing it off with a soft brush. Finally, the acidic after-wash is applied to neutralize the pre-wash.

Treatment

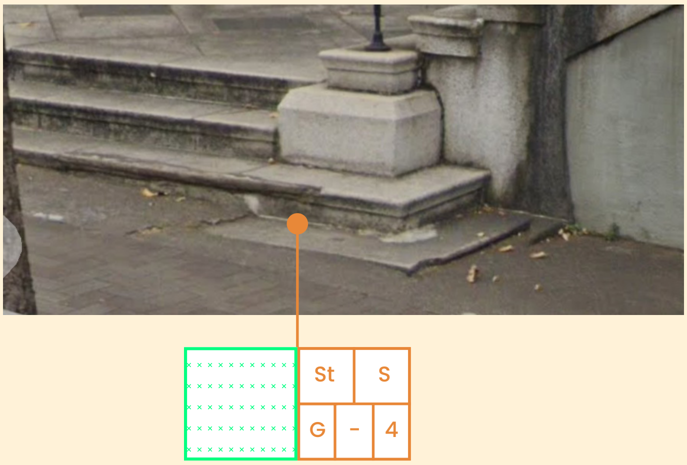
Alkaline Pre-Wash

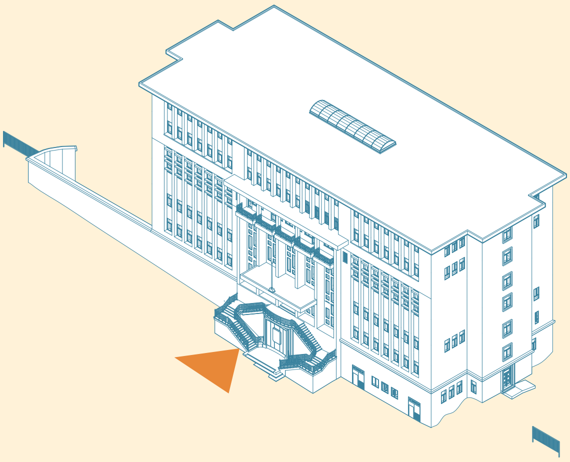
Acidic After-Wash

With Soft Brush

References:
- Alison Henry. 2006. *Stone Conservation: Principles and Practice, cleaning, consolidation, and protection.* New York: Routledge. P.151

W11





Material

Granite slabs with motifs, approximately 0.8 meters in width and 0.3 meters in depth, are adhered to the concrete base using mortar bedding.

Legend

St: Staircase
S: Stone
G: Granite
1: Cream

Degradation Detected

Algae have appeared on the granite steps, causing black stains on the surface of the them.

Symbology

🟩 Algal Growth

Hypothesized Causes of Degradation

The granite steps have absorbed moisture due to persistent rainfall and exposure to sunlight, which, characteristic of Hong Kong's climate, creates an ideal environment for algae growth on the surface.

References:
- Veronique Vergès-Belmin. 2008. ICOMOS-ISCS: *Illustrated glossary on stone deterioration patterns*. Paris, ICOMOS.
- The Hong Kong Institute of Surveyors. 2022. *Short Guide: Maintaining Your Historic Buildings*. Hong Kong. HKIS.

Proposed Intervention

Apply a biocide to eliminate existing algae and inhibit future growth. After allowing the biocide to work, scrubbing the surface gently using a soft brush such as nylon or bristle brush, to remove any crust. Finally, use high-pressure jet water to clean the area thoroughly to ensure all contaminants are washed away.

Treatment

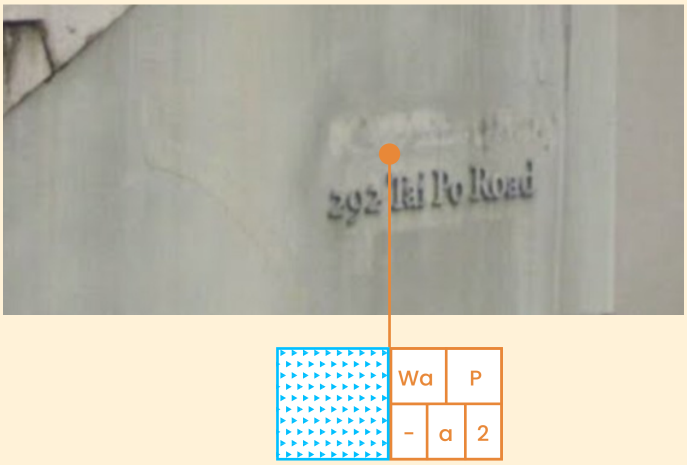
Apply of Biocide

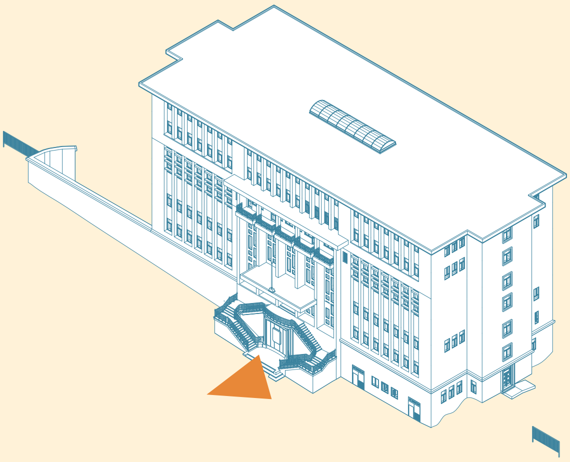
With Soft Brush

Pressurized Water

References:
- Giovanni G. Amoroso and Vasco Fassina. 1983. *Stone decay and conservation: Atmospheric pollution, cleaning, consolidation, and protection*. Amsterdam: Elsevier. P.270-271

W12





Material

Cement plaster on the lower wall of the stairwell, featuring bronze lettering.

Legend

Wa: Wall Cladding Adhered to Wall
P: Plaster
P(a): Granite Texture
2: Gray

Degradation Detected

A patch of plaster exhibits a lighter color in comparison to the surrounding plaster.

Symbology

▨ Inappropriate Historic Interventions

Hypothesized Causes of Degradation

After the removal of the bronze lettering, the underlying plaster, which is less aged, became visible. However, the restoration did not match the color of the surrounding plaster, resulting in a patchy appearance.

References:
- Veronique Vergès-Belmin. 2008. *ICOMOS-ISCS: Illustrated glossary on stone deterioration patterns.* Paris, ICOMOS.
- The Hong Kong Institute of Surveyors. 2022. *Short Guide: Maintaining Your Historic Buildings.* Hong Kong. HKIS.

Treatment

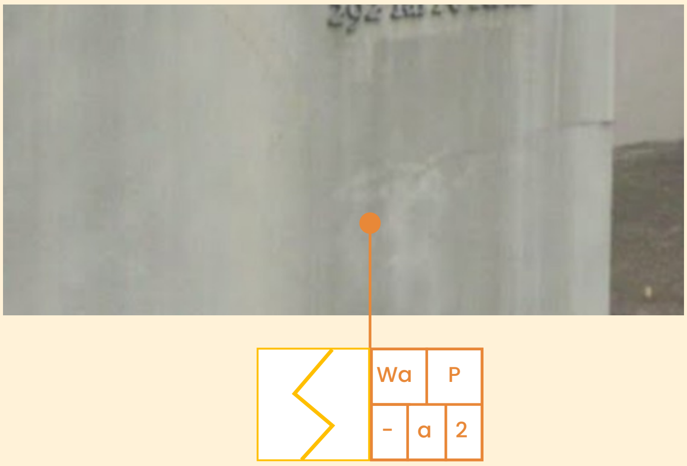
Apply Matching Color of Finishing Material

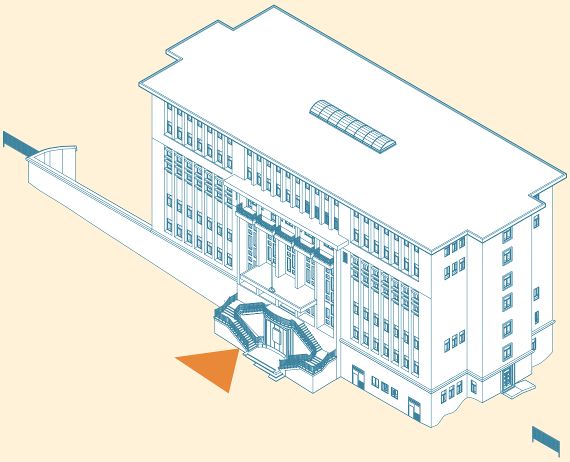
Proposed Intervention

Apply a layer of finishing material in a color that matches the original across the entire facade, using the same material to eliminate any distinction between the new and existing material.

References:
- The Hong Kong Institute of Surveyors. 2022. *Short Guide: Maintaining Your Historic Buildings.* Hong Kong. HKIS.

W13





Material

Plaster on the lower wall of the stairwell, featuring bronze lettering.

Legend

Wa: Wall
P: Plaster
P(a): Granite Texture
2: Light Gray

Degradation Detected

Cracks, approximately 1 mm in width, are clearly visible to the naked eye and extend horizontally from right to left across the middle of the plaster layer.

Symbology

Crack

Hypothesized Causes of Degradation

The diagonal cracking in the plaster may indicate structural movement that cause this issues.

References:

- Veronique Vergès-Belmin. 2008. *ICOMOS-ISCS: Illustrated glossary on stone deterioration patterns*. Paris, ICOMOS.
- The Hong Kong Institute of Surveyors. 2022. *Short Guide: Maintaining Your Historic Buildings*. Hong Kong. HKIS.

Treatment

Injection of mortar into joints of elements

Apply Matching Color of Finishing Material

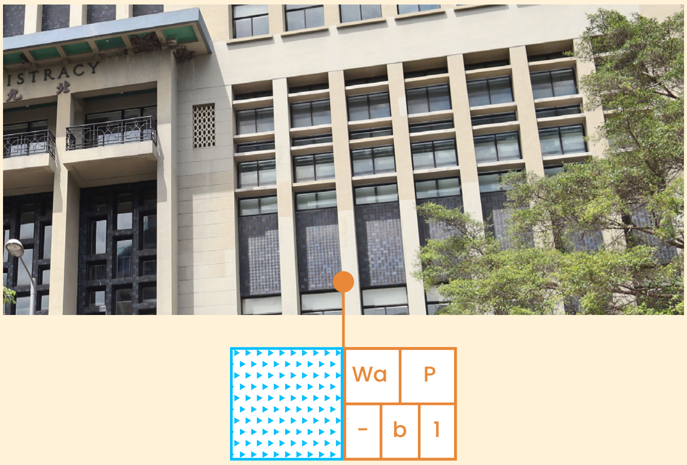
Proposed Intervention

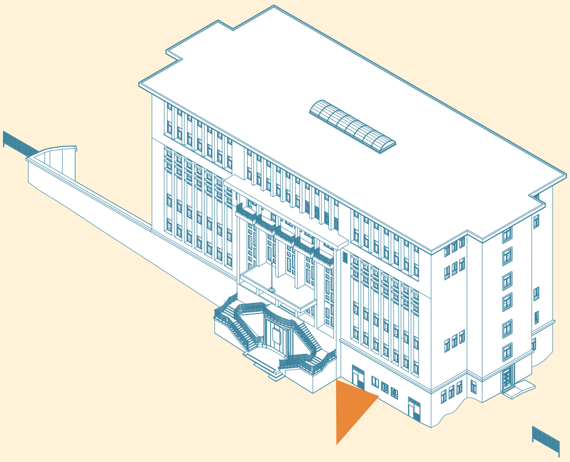
The existing cracks will be consolidated and repaired through the injection of compatible mortar, thereby restoring the surface's integrity. Afterward, a matching color of plaster will be applied to minimize the visibility of the repair. Additionally, the cracks will be closely monitored. Should ongoing movement be detected, indicating potential structural instability, consultation with structural engineers will be required.

References:

- The Hong Kong Institute of Surveyors. 2022. *Short Guide: Maintaining Your Historic Buildings*. Hong Kong. HKIS. P.51

W14





Material

Plaster on the main facade features a grooved design.

Degradation Detected

A render of a different color applied to the existing wall creates a stark contrast.

Hypothesized Causes of Degradation

This issue resulted from inadequate restoration techniques and the use of incorrect materials.

Proposed Intervention

Apply a layer of finishing material in a color that matches the original across the entire facade, using the same material to eliminate any distinction between the new and existing material.

Legend

Wa: Wall
P: Plaster
P(b): Granite Texture with Grooves
1: Cream

Symbology

▨ Inappropriate Interventions

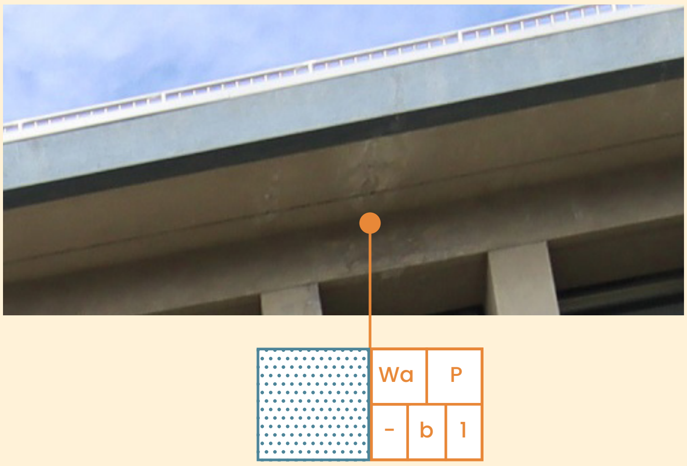
References:
- Veronique Vergès-Belmin. 2008. *ICOMOS-ISCS: Illustrated glossary on stone deterioration patterns.* Paris, ICOMOS.
- The Hong Kong Institute of Surveyors. 2022. *Short Guide: Maintaining Your Historic Buildings.* Hong Kong. HKIS.

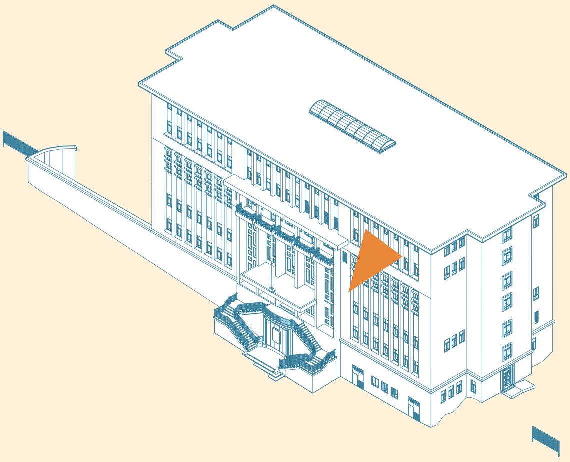
Treatment

🖌 Apply Matching Color of Finishing Material

References:
- The Hong Kong Institute of Surveyors. 2022. *Short Guide: Maintaining Your Historic Buildings.* Hong Kong. HKIS.

W15





Material

Plaster on the main facade features a grooved design.

Legend

Wa: Wall
P: Plaster
P(b): Granite Texture with Grooves
1: Cream

Degradation Detected

At the junction of the roof and the fifth-floor wall, a whitish, powdery material is observed, weakly bonded to the surface.

Symbology

▨ Efflorescenc

Hypothesized Causes of Degradation

There may be a malfunctioning drainage system on the roof, resulting in water leakage onto the structure. As the water evaporates, it leaves behind soluble salts on the surface.

References:
- Veronique Vergès-Belmin. 2008. ICOMOS-ISCS: *Illustrated glossary on stone deterioration patterns.* Paris, ICOMOS.
- The Hong Kong Institute of Surveyors. 2022. *Short Guide: Maintaining Your Historic Buildings.* Hong Kong. HKIS.

Proposed Intervention

Before cleaning the facade, any damaged drainage systems should be inspected and repaired. When cleaning the facade, high-pressureed water (5-10 kgf/cm^2) should be applied from top to bottom, allowing the crust on the lower sections of the building to be softened by the trickling water. Soluble materials will be washed away, and any remaining crust can be removed by scrubbing with a nylon or bristle brush.

Treatment

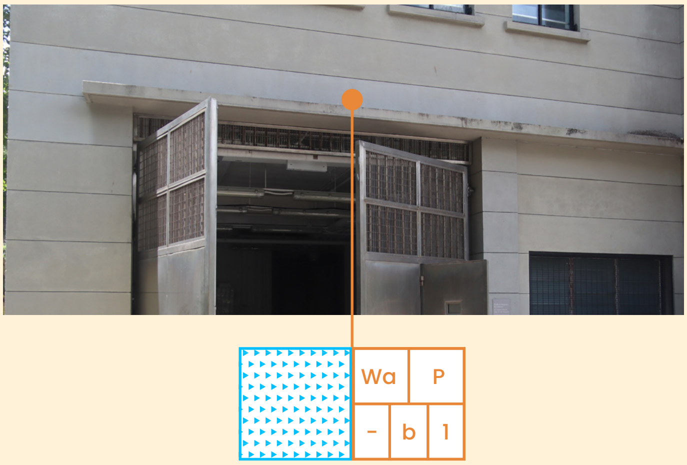
Drainage System Check

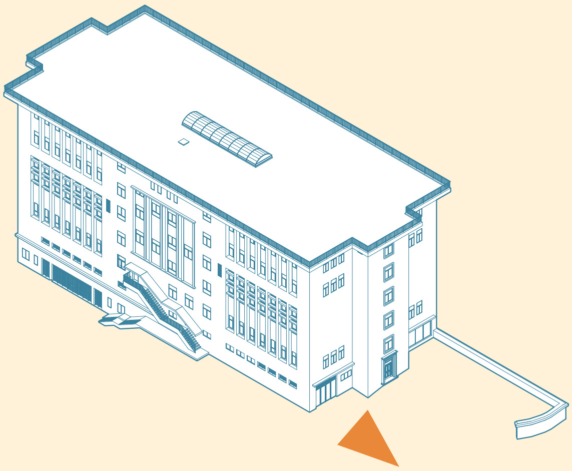
With Soft Brush

Pressurized Water

References:
- Giovanni G. Amoroso and Vasco Fassina. 1983. *Stone decay and conservation: Atmospheric pollution, cleaning, consolidation, and protection.* Amsterdam: Elsevier. P.270-271

N01





Material

Plaster on the canopy above the gate.

Degradation Detected

A render of a different color applied to the existing wall creates a stark contrast.

Hypothesized Causes of Degradation

This issue resulted from inadequate restoration techniques and the use of incorrect materials.

Proposed Intervention

Apply a layer of finishing material in a color that matches the original across the entire facade, using the same material to eliminate any distinction between the new and existing material.

Legend

Wa: Wall
P: Plaster
P(b): Granite Texture with Grooves
1: Cream

Symbology

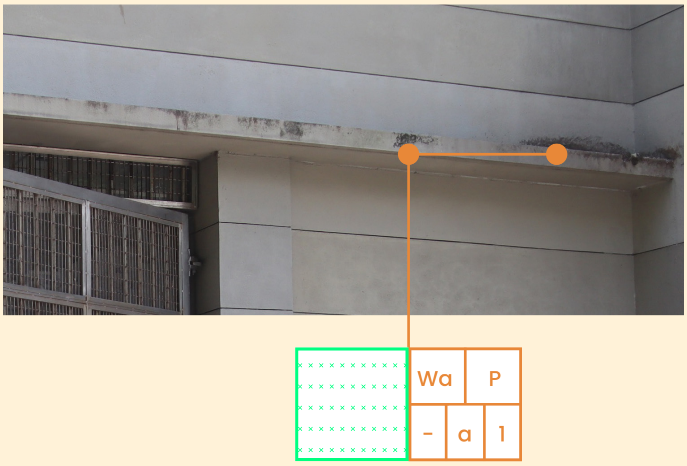
▨ Inappropriate Interventions

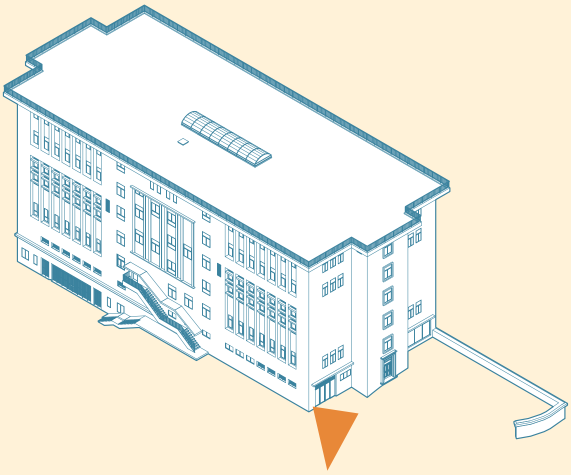
References:
- Veronique Vergès-Belmin. 2008. *ICOMOS-ISCS: Illustrated glossary on stone deterioration patterns.* Paris, ICOMOS.
- The Hong Kong Institute of Surveyors. 2022. *Short Guide: Maintaining Your Historic Buildings.* Hong Kong. HKIS.

Treatment

Apply Matching Color of Finishing Material

References:
- The Hong Kong Institute of Surveyors. 2022. *Short Guide: Maintaining Your Historic Buildings.* Hong Kong. HKIS.





Material

Plaster on the canopy above the gate.

Legend

Wa: Wall
P: Plaster
P(b): Granite Texture with Grooves
1: Cream

Degradation Detected

Dark patches on the surface of the boundary wall indicate the presence of algae in the plaster.

Symbology

🟩 Algal Growth

Hypothesized Causes of Degradation

This disintegration of plaster is caused by rainfall and moisture present in the wall. This phenomenon does not occur uniformly due to the uneven surface and connections of the material.

References:
- Veronique Vergès-Belmin. 2008. ICOMOS-ISCS: *Illustrated glossary on stone deterioration patterns.* Paris, ICOMOS.
- The Hong Kong Institute of Surveyors. 2022. *Short Guide: Maintaining Your Historic Buildings.* Hong Kong. HKIS.

Proposed Intervention

Apply a biocide to eliminate existing algae and inhibit future growth. After allowing the biocide to work, scrubbing the surface gently using a soft brush such as nylon or bristle brush, to remove any crust. Finally, use high-pressure jet water to clean the area thoroughly to ensure all contaminants are washed away.

Treatment

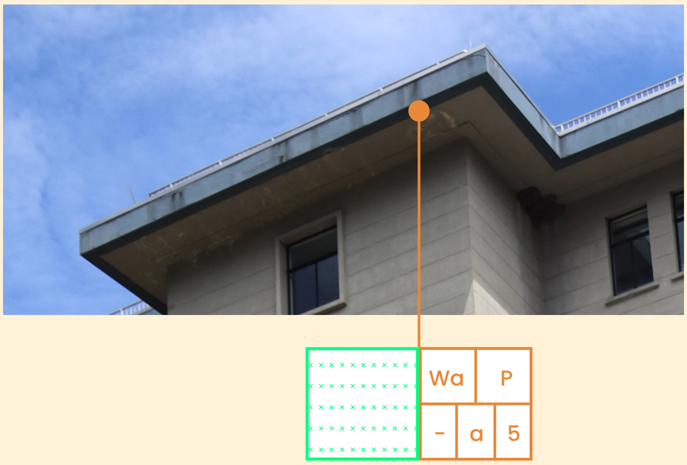
Apply of Biocide

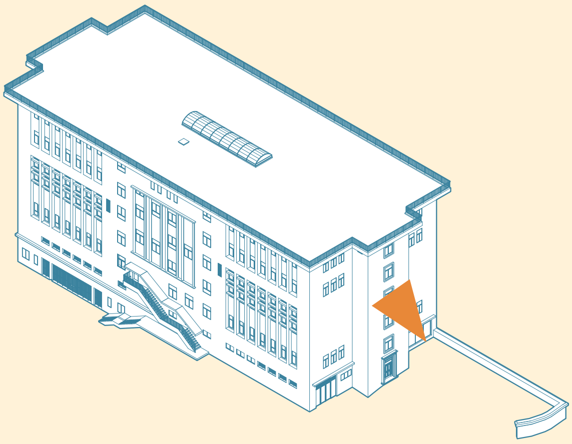
With Soft Brush

Pressurized Water

References:
- Giovanni G. Amoroso and Vasco Fassina. 1983. *Stone decay and conservation: Atmospheric pollution, cleaning, consolidation, and protection.* Amsterdam: Elsevier. P.270-271

N03





Material

Blue-colored Plaster is applied on the roof parapet.

Legend

Wa: Wall
P: Plaster
P(a): Granite Texture
5: Blue

Degradation Detected

Dark patches on the surface of the boundary wall indicate the water leakagein the drainage.

Symbology

▨ Algal Growth

Hypothesized Causes of Degradation

This degradation of plaster is caused by rainfall and moisture present in the wall. This phenomenon does not occur uniformly due to the uneven surface and connections of the material.

References:
- Veronique Vergès-Belmin. 2008. ICOMOS-ISCS: *Illustrated glossary on stone deterioration patterns.* Paris, ICOMOS.
- The Hong Kong Institute of Surveyors. 2022. *Short Guide: Maintaining Your Historic Buildings.* Hong Kong. HKIS.

Proposed Intervention

Before cleaning the facade, any damaged drainage systems should be inspected and repaired. When cleaning the facade, high-pressureed water (5-10 kgf/cm²) should be applied from top to bottom, allowing the crust on the lower sections of the building to be softened by the trickling water. Soluble materials will be washed away, and any remaining crust can be removed by scrubbing with a nylon or bristle brush.

Treatment

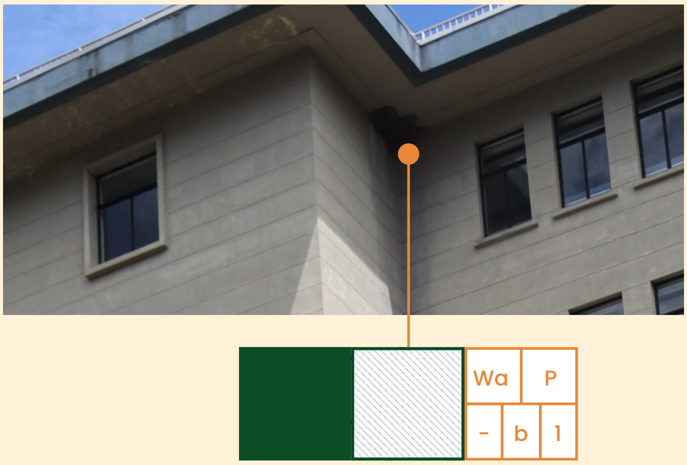
Drainage System Check

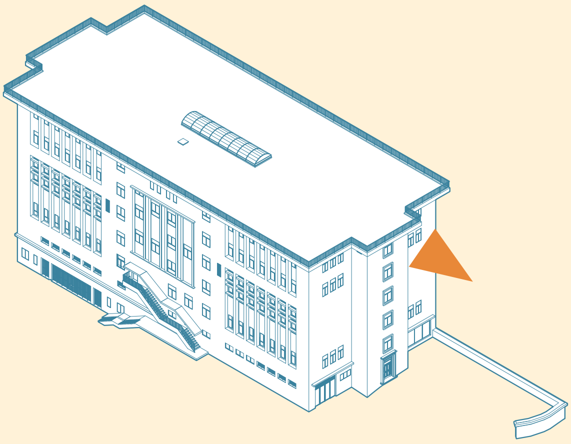
With Soft Brush

Pressurized Water

References:
- Giovanni G. Amoroso and Vasco Fassina. 1983. *Stone decay and conservation: Atmospheric pollution, cleaning, consolidation, and protection.* Amsterdam: Elsevier. P.270-271

N04





Material

Plaster.

Degradation Detected

Approximately 60 house birds nests can be observed under the canopy on the fourth floor, with their presence dating back to as early as 2005. Additionally, their droppings are evident on the wall.

References:
- Jie Deng. 2021. Can't stand, run around for six months to build a bird's nest "legless bird" can fly high only if he has a family (站立不得 奔波半年築燕巢「無腳雀仔」有家才能高飛). *Ming Pao*. Hong Kong.

Hypothesized Causes of Degradation

The canopy is a suitable place for the swifts to stay and build their nests.

References:
- Jie Deng. 2021. Can't stand, run around for six months to build a bird's nest "legless bird" can fly high only if he has a family (站立不得 奔波半年築燕巢「無腳雀仔」有家才能高飛). *Ming Pao*. Hong Kong.

Proposed Intervention

The Department of Fisheries and Conservation recommends that no work be conducted near the swallow's nest from April to September to avoid disrupting the breeding period. Additionally, a soft bristle brush combined with a vacuum cleaner should be used to gently clean the surface, ensuring minimal disturbance to the nest nearby.

Legend

Wa: Wall
P: Plaster
p(b): Granite Texture with Grooves
1: Cream

Symbology

🟩	Biological Colonization
▨	Deposit

References:
- Veronique Vergès-Belmin. 2008. ICOMOS-ISCS: *Illustrated glossary on stone deterioration patterns.* Paris, ICOMOS.
- The Hong Kong Institute of Surveyors. 2022. *Short Guide: Maintaining Your Historic Buildings.* Hong Kong. HKIS.

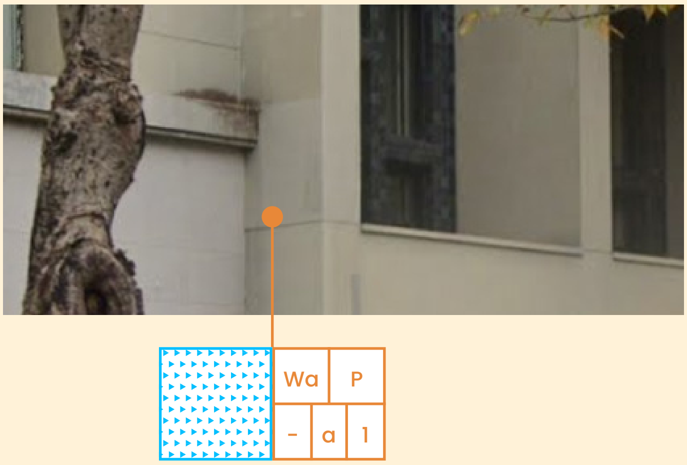
Treatment

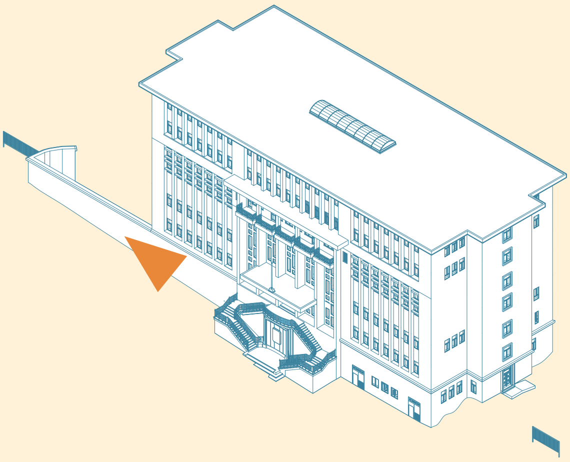
With Soft Brush

Vacuum Cleaner

References:
- Sze. 2010. *Lesser white-rumped swift nest colony at the former North Kowloon Magistrates' Courts.* Hong Kong Bird Watching Society Forum. February 24. Accessed on August 28, 2024. https://www.hkbws.org.hk/BBS/viewthread.php?tid=10684.
- Alison Henry. 2006. *Stone Conservation: Principles and Practice, cleaning, consolidation, and protection.* New York: Routledge. P.279.

N05





Material

Plaster

Legend

Wa: Wall
P: Plaster
P(a): Granite Texture
1: Cream

Degradation Detected

A patch of plaster exhibits a lighter color in comparison to the surrounding plaster.

Symbology

▨ Inappropriate Interventions

Hypothesized Causes of Degradation

This issue resulted from inadequate restoration techniques and the use of incorrect materials.

References:
- Veronique Vergès-Belmin. 2008. *ICOMOS-ISCS: Illustrated glossary on stone deterioration patterns.* Paris, ICOMOS.
- The Hong Kong Institute of Surveyors. 2022. *Short Guide: Maintaining Your Historic Buildings.* Hong Kong. HKIS.

Treatment

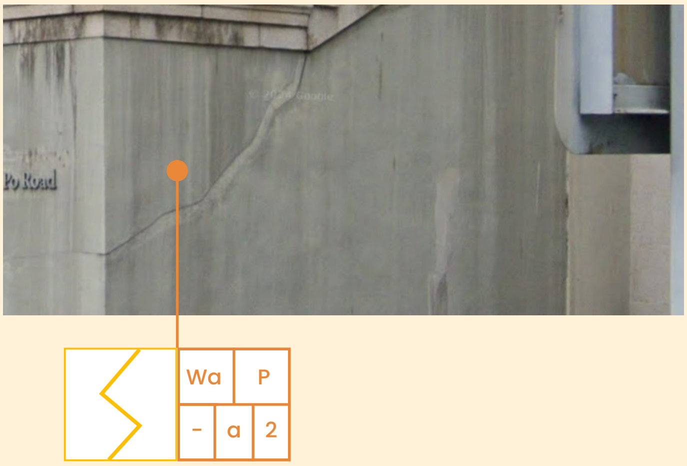
Apply Matching Color of Finishing Material

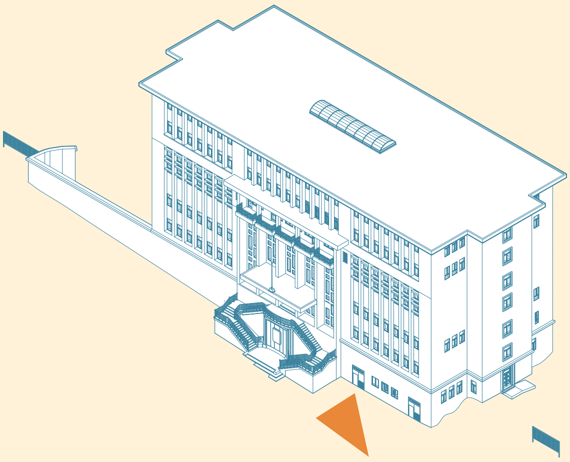
Proposed Intervention

Apply a layer of finishing material in a color that matches the original across the entire facade, using the same material to eliminate any distinction between the new and existing material.

References:
- The Hong Kong Institute of Surveyors. 2022. *Short Guide: Maintaining Your Historic Buildings.* Hong Kong. HKIS.

S01





Material

Plaster on the lower wall of the stairwell, featuring bronze lettering.

Legend

Wa: Wall
P: Plaster
P(a): Granite Texture
2: Light Gray

Degradation Detected

Cracks are clearly visible to the naked eye and extend horizontally from right to left across the middle of the plaster layer due to low mechanical resistance.

Symbology

Crack

Hypothesized Causes of Degradation

The diagonal cracking in the plaster may indicate movement of the ground that cause this issues.

References:
- Veronique Vergès-Belmin. 2008. *ICOMOS-ISCS: Illustrated glossary on stone deterioration patterns*. Paris, ICOMOS.
- The Hong Kong Institute of Surveyors. 2022. *Short Guide: Maintaining Your Historic Buildings*. Hong Kong. HKIS.

Treatment

Injection of mortar into joints of elements

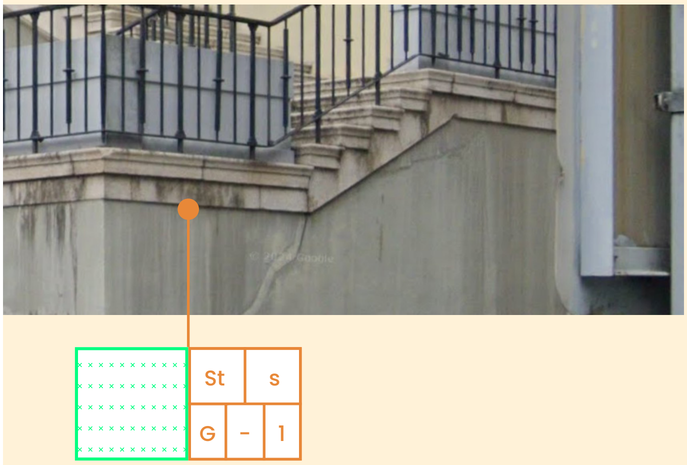
Apply Matching Color of Finishing Material

Proposed Intervention

Fristly, we need to determine if active movement is Occurring. If there is any sign of structural instability or risk of collapse, consolidation might be necessary to prevent further damage, The existing cracks will be consolidated and repaired through the injection of Hydrolic lime or epoxy resin, thereby restoring the surface's integrity. Afterward, a matching color of plaster will be applied to minimize the visibility of the repair.

References:
- The Hong Kong Institute of Surveyors. 2022. *Short Guide: Maintaining Your Historic Buildings*. Hong Kong. HKIS. P.51

S02



Material

Granite slabs with motifs, approximately 0.8 meters in width and 0.3 meters in depth, are adhered to the concrete base using mortar bedding.

Degradation Detected

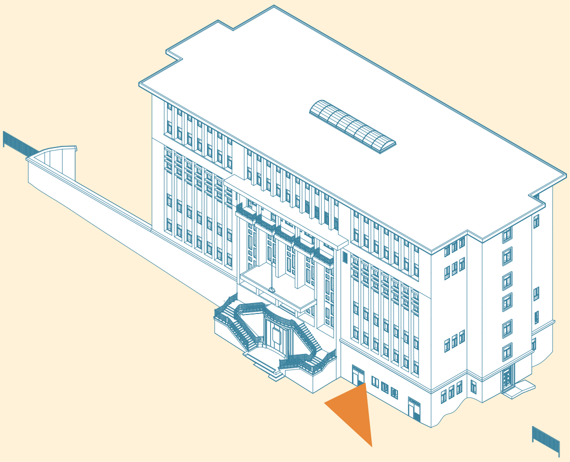
Algae have appeared on the granite steps, causing black stains on the surface of them.

Hypothesized Causes of Degradation

The granite steps have absorbed moisture due to persistent rainfall and exposure to sunlight, which, characteristic of Hong Kong's climate, creates an ideal environment for algae growth on the surface.

Proposed Intervention

Apply a biocide to eliminate existing algae and inhibit future growth. After allowing the biocide to work, scrubbing the surface gently using a soft brush such as nylon or bristle brush, to remove any crust. Finally, use high-pressure jet water to clean the area thoroughly to ensure all contaminants are washed away.



Legend

Wa: Wall
P: Plaster
P(a): Granite Texture
1: Cream

Symbology

▨ Algal Growth

References:
- Veronique Vergès-Belmin. 2008. *ICOMOS-ISCS: Illustrated glossary on stone deterioration patterns.* Paris, ICOMOS.
- The Hong Kong Institute of Surveyors (2022). *Short Guide: Maintaining Your Historic Buildings,* Hong Kong: HKIS.

Treatment

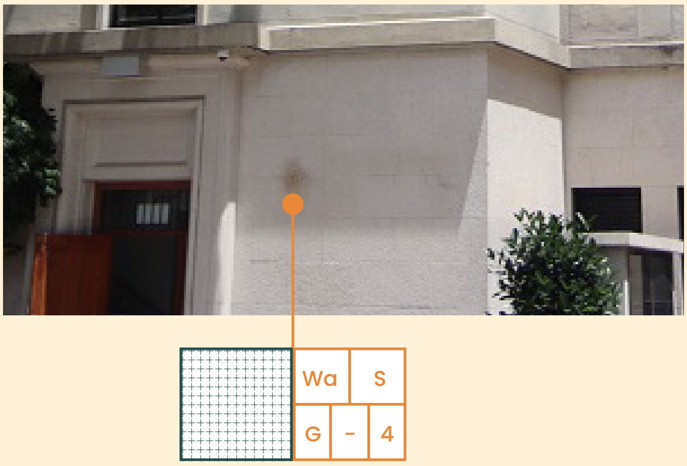
Apply of Biocide

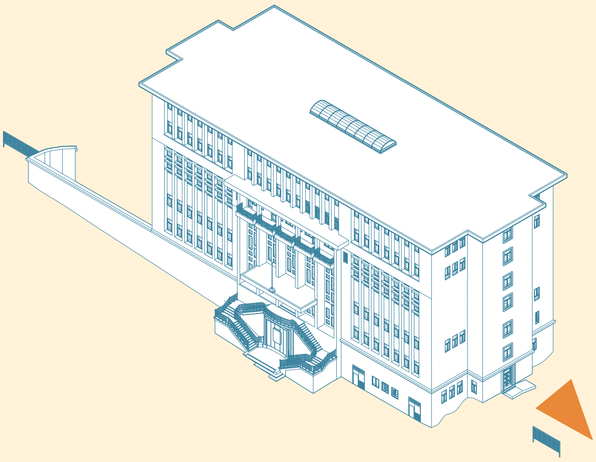
With Soft Brush

Pressurized Water

References:
- Giovanni G. Amoroso and Vasco Fassina. 1983. *Stone decay and conservation: Atmospheric pollution, cleaning, consolidation, and protection.* Amsterdam: Elsevier. P.270-271

S03





Material

Granite slabs, approximately 0.9 meters in width and 0.45 meters in height, are adhered to the concrete wall using mortar bedding.

Legend

Wa: Wall Cladding Adhered to Wall
S: Stone Slab
G: Granite
4: White

Degradation Detected

The granite displays orange and brown patches on its surface, which contrast with the original white appearance of the stone.

Symbology

▦ Discolouration
Rust Staining

Hypothesized Causes of Degradation

The metal components previously used for the signage had rusted, and after the signage was removed, rust stains were revealed on the surface.

References:
- Veronique Vergès-Belmin. 2008. ICOMOS-ISCS: *Illustrated glossary on stone deterioration patterns*. Paris, ICOMOS.
- The Hong Kong Institute of Surveyors (2022). *Short Guide: Maintaining Your Historic Buildings*, Hong Kong: HKIS.

Proposed Intervention

First, pre-wet the masonry to prevent the chemical from being absorbed into the natural microfractures of the granite. Then, allow the alkaline pre-wash to react with the soiling, brushing it off with a soft brush. Finally, the acidic after-wash is applied to neutralize the pre-wash.

Treatment

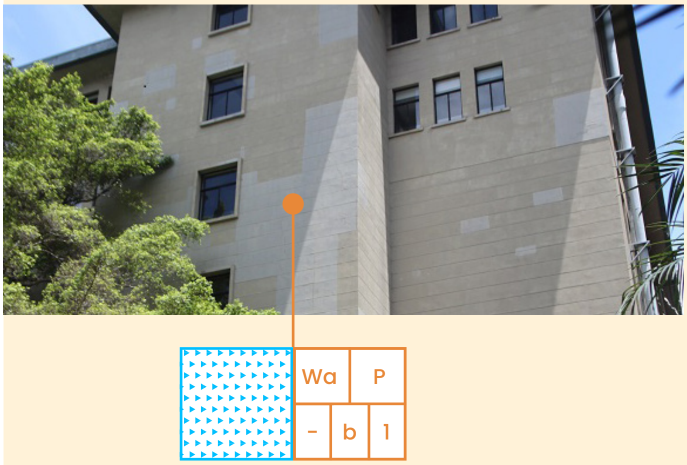
Alkaline Pre-Wash

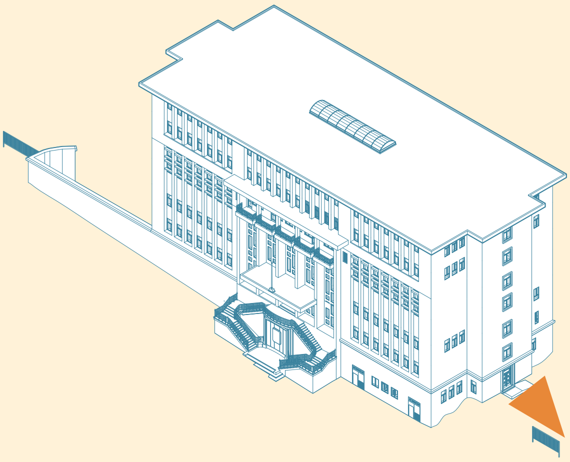
Acidic After-Wash

With Soft Brush

References:
- Alison Henry. 2006. *Stone Conservation: Principles and Practice, cleaning, consolidation, and protection*. New York: Routledge. P.151

S04





Material

Plaster on the facade features a grooved design.

Legend

Wa: Wall
P: Plaster
P(b): Granite Texture with Grooves
1: Cream

Degradation Detected

A render of a different color applied to the existing wall creates a stark contrast.

Symbology

▨ Inappropriate Interventions

Hypothesized Causes of Degradation

This issue resulted from inadequate restoration techniques and the use of incorrect materials.

References:
- Veronique Vergès-Belmin. 2008. *ICOMOS-ISCS: Illustrated glossary on stone deterioration patterns.* Paris, ICOMOS.
- The Hong Kong Institute of Surveyors. 2022. *Short Guide: Maintaining Your Historic Buildings.* Hong Kong. HKIS.

Treatment

Apply Matching Color of Finishing Material

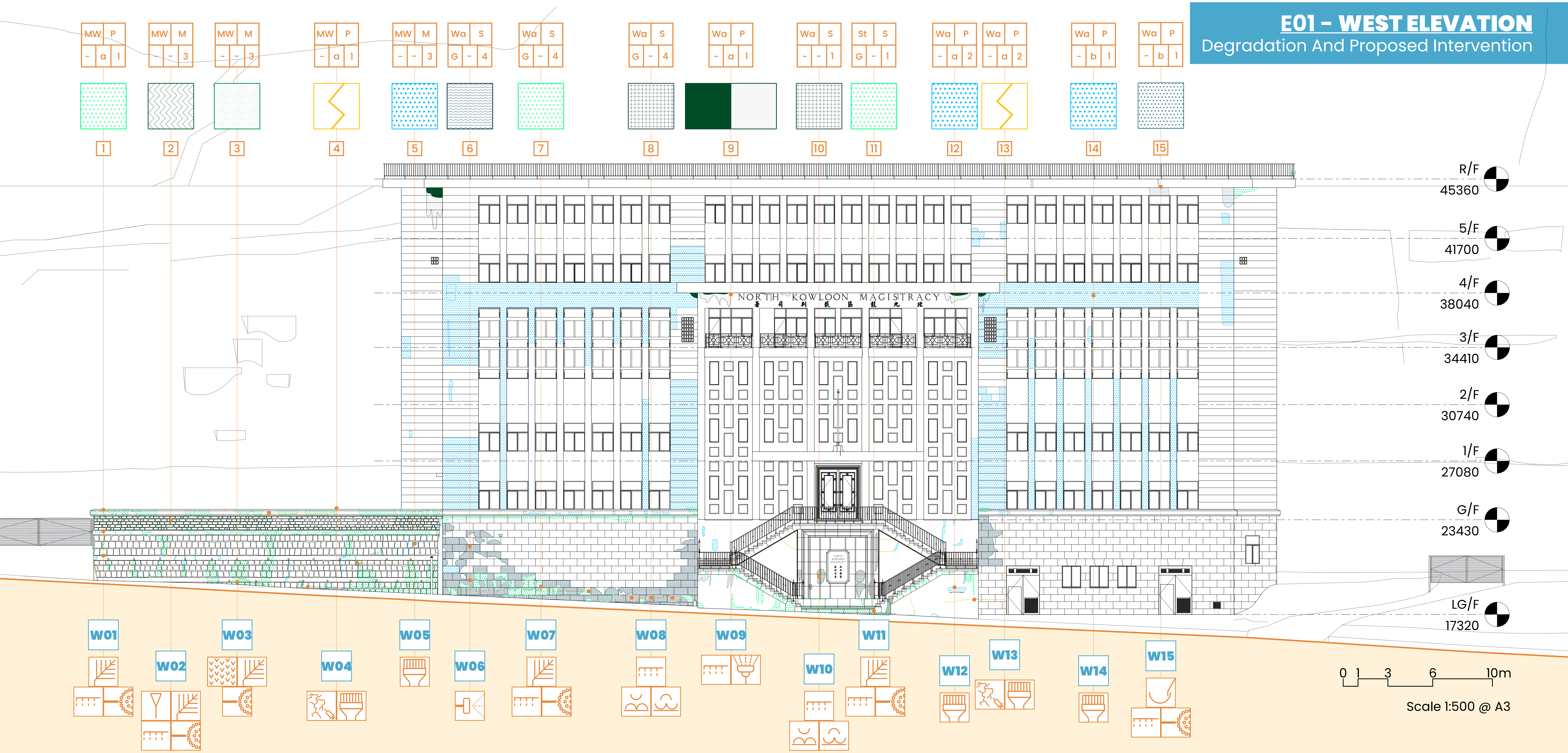
Proposed Intervention

Apply a layer of finishing material in a color that matches the original across the entire facade, using the same material to eliminate any distinction between the new and existing material.

References:
- The Hong Kong Institute of Surveyors. 2022. *Short Guide: Maintaining Your Historic Buildings.* Hong Kong. HKIS.

E01 – WEST ELEVATION

Degradation And Proposed Intervention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Wa P - b 1
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3/F 34410
2/F 30740
1/F 27080
G/F 23430
LG/F 17320
NORTH KOWLOON MAGISTRACY
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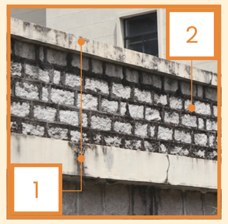
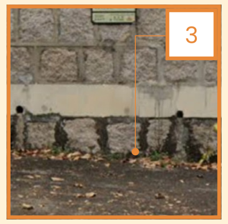
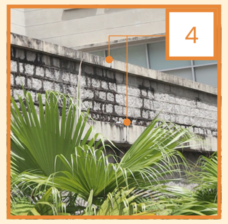
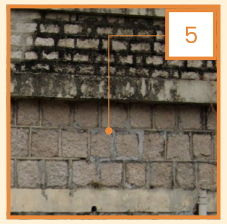
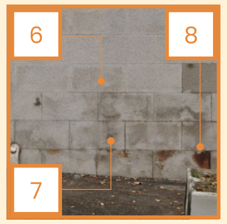
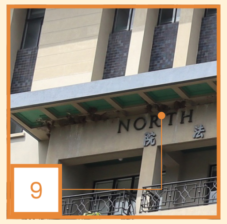


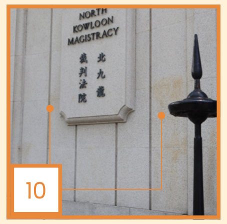


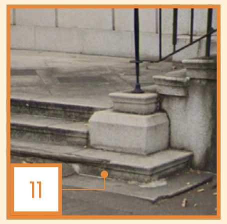


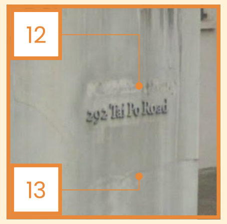


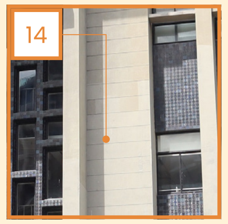


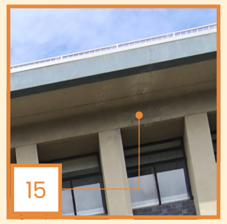












LEGEND

Structure		Material
Type	Finishing	Color/ Pigmentation

STRUCTURE

Wa: Wall
MW: Masonary Wall
St: Staircase

MATERIAL

P: Plaster
M: Mortar
S: Stone

TYPE

G: Granite

FINISHING

P(a): Granite Texture
P(b): Granite Texture with Grooves

Color

1: Cream
2: Light Gray
3: Gray
4: White

DEGRATION

- Algal Growth
- Moss
- Plant
- Crack
- Efflorescenc
- Inappropriate Interventions
- Discolouration *Moist area*
- Discolouration *Rust Staining*
- Biological Colonization
- Deposit

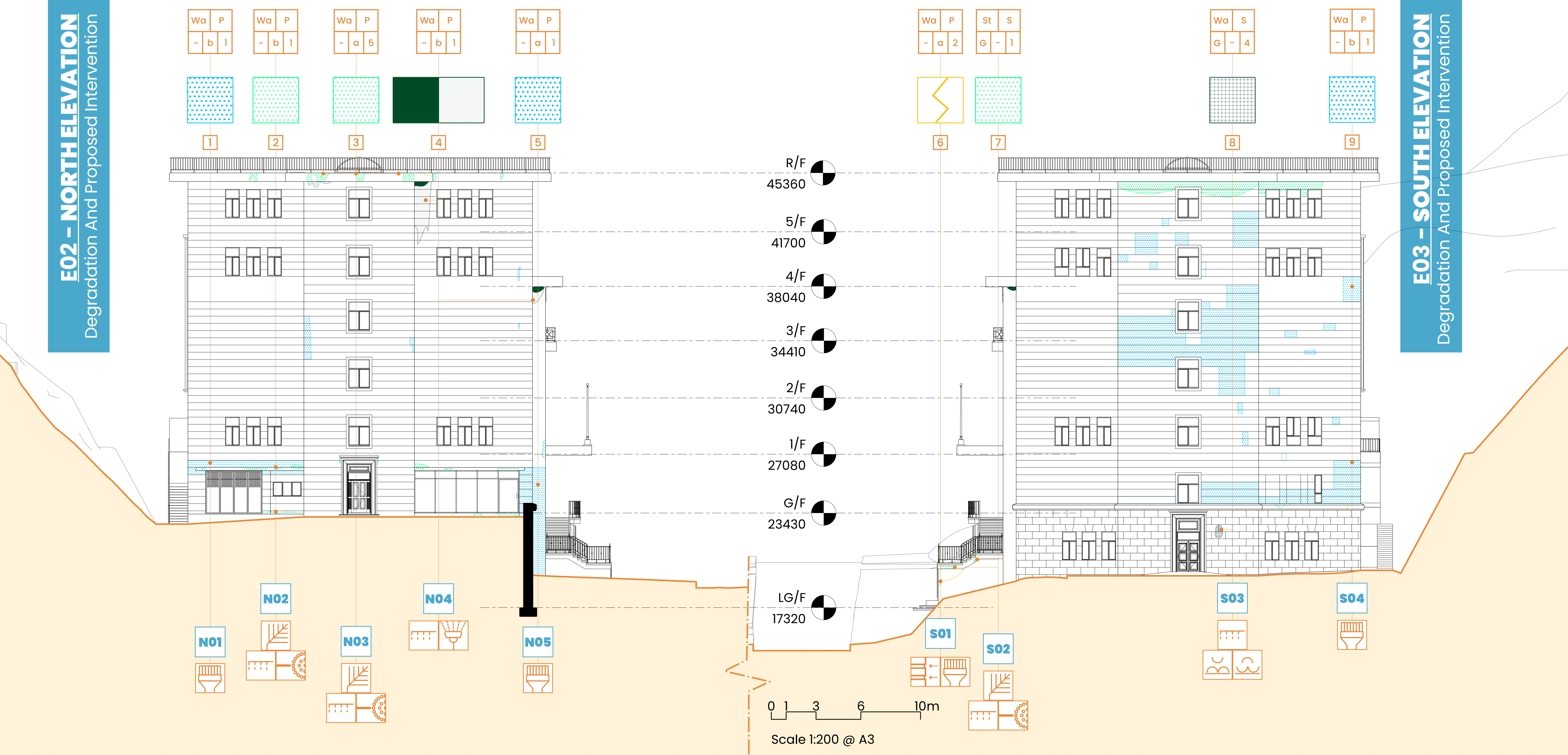
INTERVENTION

- Cleaning_With Soft Brush
- Apply of Biocide
- Pressurized Water
- Removal with Platsic Scraper
- Injection of Mortar into Joints
- Apply Matching Color of Finishing Material
- Cleaning_Sponge System
- Alkaline Pre-Wash
- Acidic After-Wash
- Drainage System Check

References:
- Dalla Costa, M. (ed.) (2000). *Il progetto di restauro per la conservazione del costruito*, Torino, Celid
- Vergès-Belmin, V. (ed.) (2008). *ICOMOS-ISCS: Illustrated glossary on stone deterioration patterns*, Paris, ICOMOS
- The Hong Kong Institute of Surveyors (2022). *Short Guide: Maintaining Your Historic Buildings*, Hong Kong

E02 – NORTH ELEVATION
Degradation And Proposed Intervention

E03 – SOUTH ELEVATION
Degradation And Proposed Intervention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Wa P - a 5
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Wa P - b 1
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Wa P - a 1
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Wa P - a 2
6
St S G - 1
7
Wa S G - 4
8
Wa P - b 1
9
R/F 45360
5/F 41700
4/F 38040
3/F 34410
2/F 30740
1/F 27080
G/F 23430
LG/F 17320
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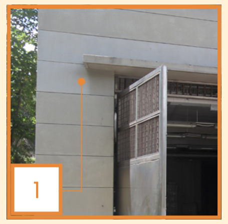
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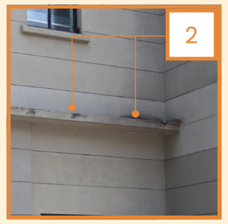
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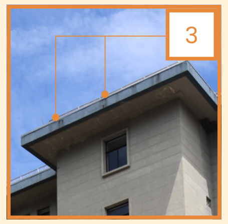
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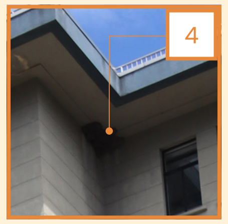
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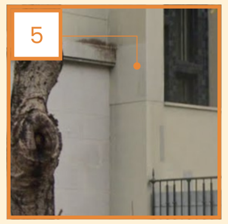
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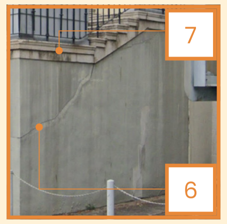
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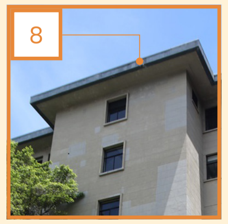
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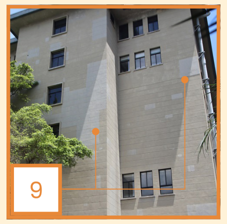
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LEGEND

Structure	Material	
Type	Finishing	Color/ Pigmentation

STRUCTURE

Wa: Wall Cladding
St: Staircase

MATERIAL

P: Plaster
S: Stone

TYPE

G: Granite

FINISHING

P (a): Granite Texture
P(b): Granite Texture with Grooves

Color

1: Cream
2: Light Gray
4: White
5: Blue

DEGRATION

- 🟩 Algal Growth
- ⚡ Crack
- ▦ Inappropriate Interventions
- ▩ Discolouration *Rust Staining*
- ■ Biological Colonization
- □ Deposit

INTERVENTION

- With Soft Brush
- Apply of Biocide
- Pressurized Water
- Injection of mortar into joints of elements
- Alkaline Pre-Wash
- Acidic After-Wash
- Drainage System Check
- Apply Matching Color of Finishing Material

References:
– Dalla Costa, M. (ed.) (2000). *Il progetto di restauro per la conservazione del costruito*, Torino, Celid
– Vergès-Belmin, V. (ed.) (2008). *ICOMOS-ISCS: Illustrated glossary on stone deterioration patterns*, Paris, ICOMOS
– The Hong Kong Institute of Surveyors (2022). *Short Guide: Maintaining Your Historic Buildings*, Hong Kong

05

Real Estate Market

4.1 Real-Estate Market Overview

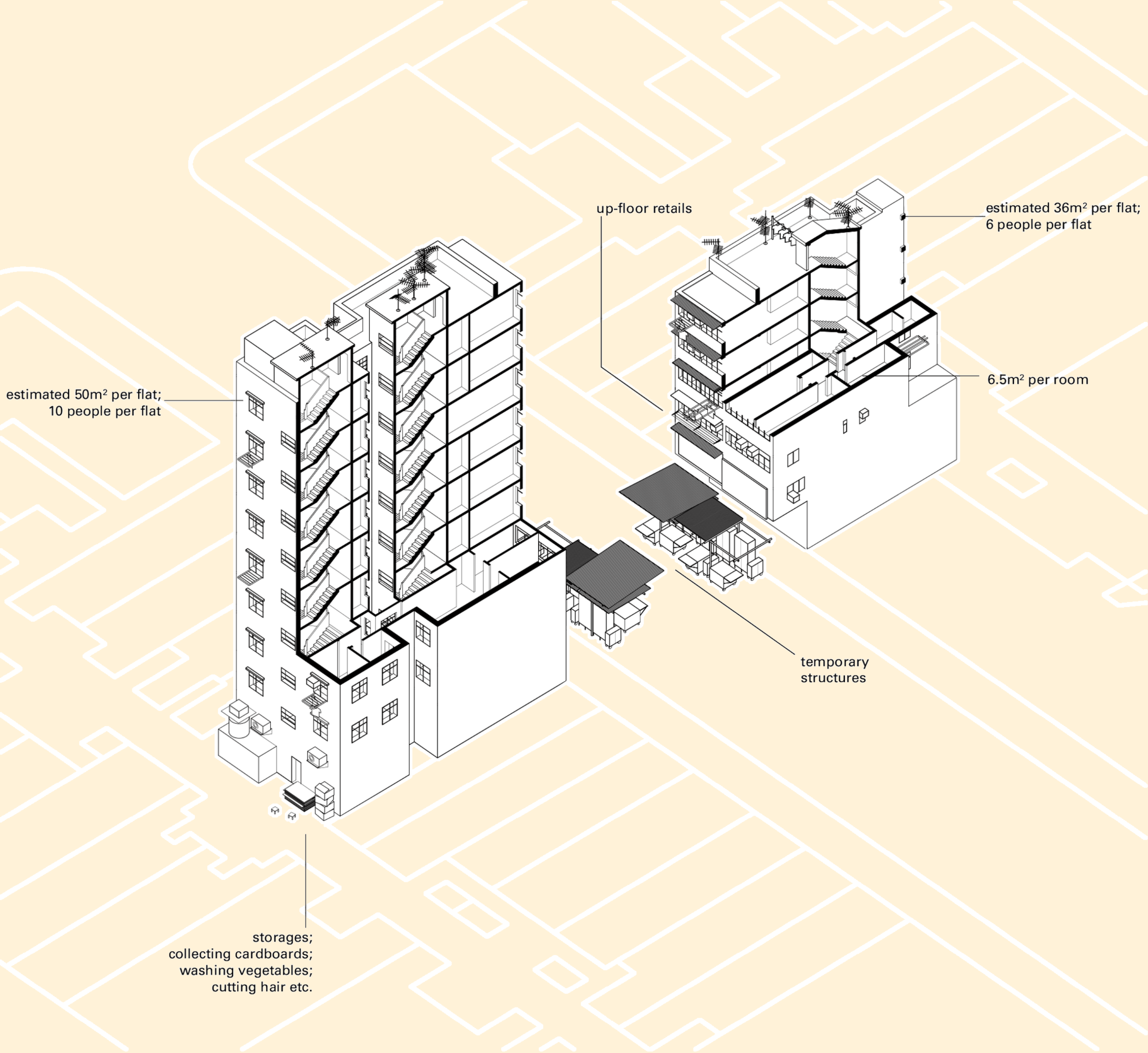
Sham Shui Po is among the oldest and most crowded areas in Hong Kong, filled with a rich history, vivid street life, and diverse community. The mix of the Old World with modernity, along with its central location, has thrown the district up as a central area in Hong Kong's fluid real estate market.

Traditionally, Sham Shui Po has been a residence of grassroots families, migrant workers, and a community in aged tenement buildings, public housing estates, and old industrial structures. Compared with other more affluent districts in Hong Kong, Sham Shui Po had rather low property values over the years.

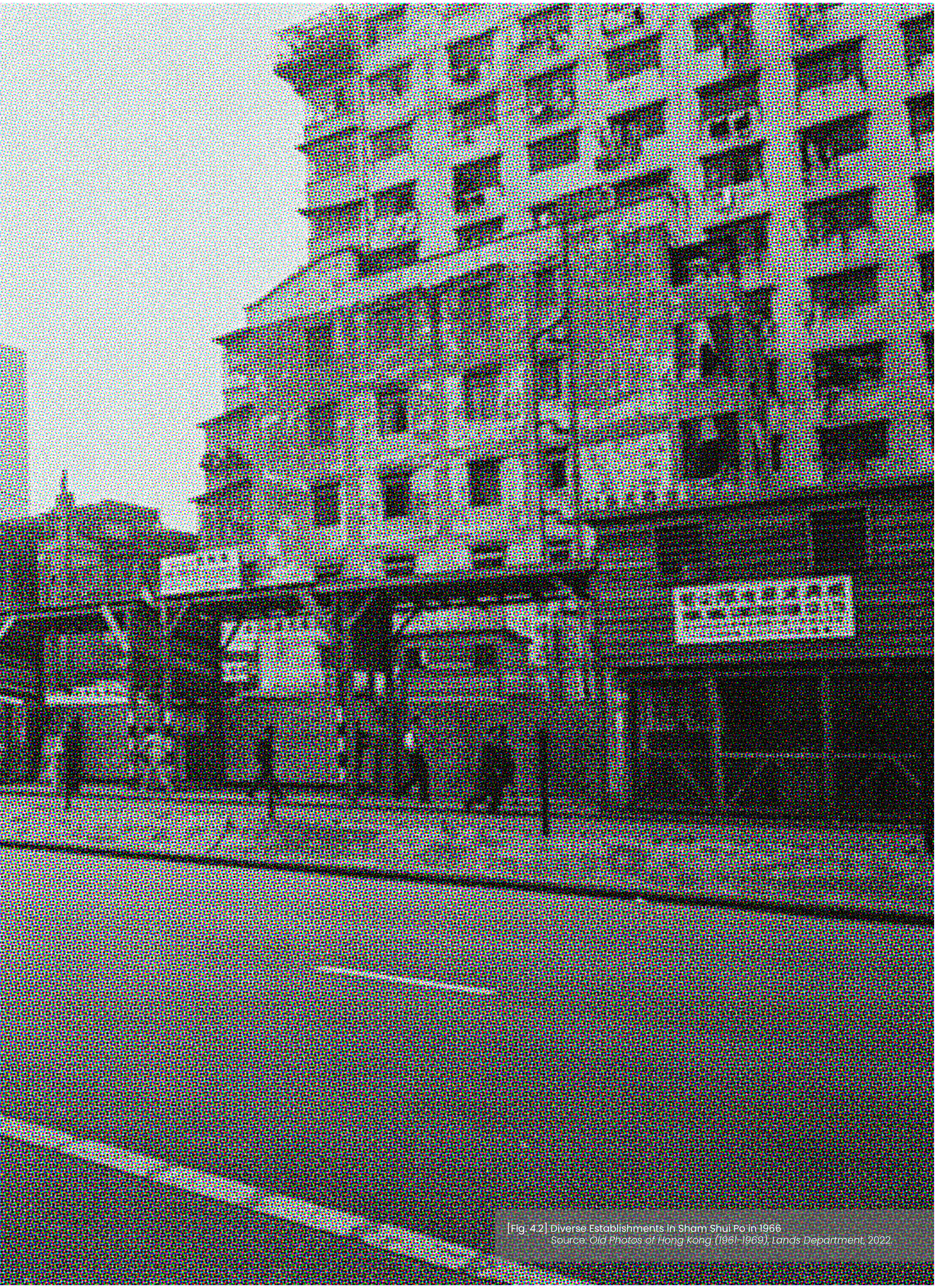
However, the renovation in Sham Shui Po in recent years and the closeness to business areas have stirred a real estate frenzy. Developers have been eyeing the potential of this district by exchanging older buildings for high-rise ones and flooding this area with high-end residential projects.

This rapid transformation has brought concern for the displacement of those residents that have been living there, many of them of the working class. The disappearance of business and street food vendors that gave identity to the district, in its social and cultural manifestations, has taken place in the wake of gentrification.

The Sham Shui Po real estate market reflects wider tendencies that have taken hold of Hong Kong, where demand for properties with cultural perspectives in the territory continues to drive prices upwards. How the district has transformed from a working-class ghetto into a thriving city center forms one of the core underlying factors to the changing face of Hong Kong real estate.


up-floor retails
estimated 36m² per flat;
6 people per flat
6.5m² per room
estimated 50m² per flat;
10 people per flat
temporary
structures
storages;
collecting cardboards;
washing vegetables;
cutting hair etc.

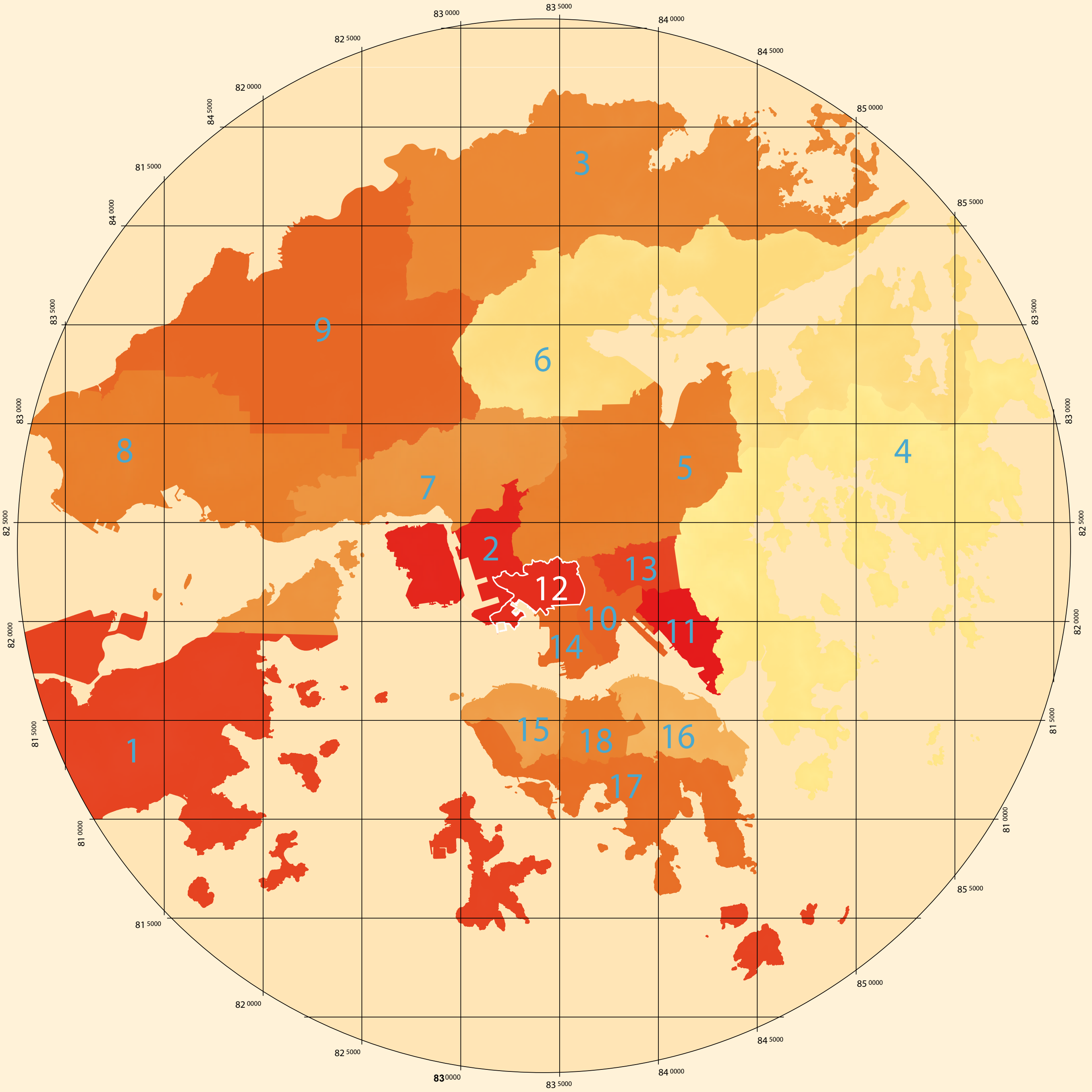
[Fig. 4.1] Sham Shui Po Land Use. By Chan Wang Fung, Hui Kin Fung Keith & Joshua Bolchover, 2011.
Source: Cities, Health and Well-being, Urban Age.



[Fig. 4.2] Diverse Establishments in Sham Shui Po in 1966
Source: *Old Photos of Hong Kong (1961-1969), Lands Department*, 2022.

2021 Percentage of Households as Sole Tenants: ***Hong Kong***

By District



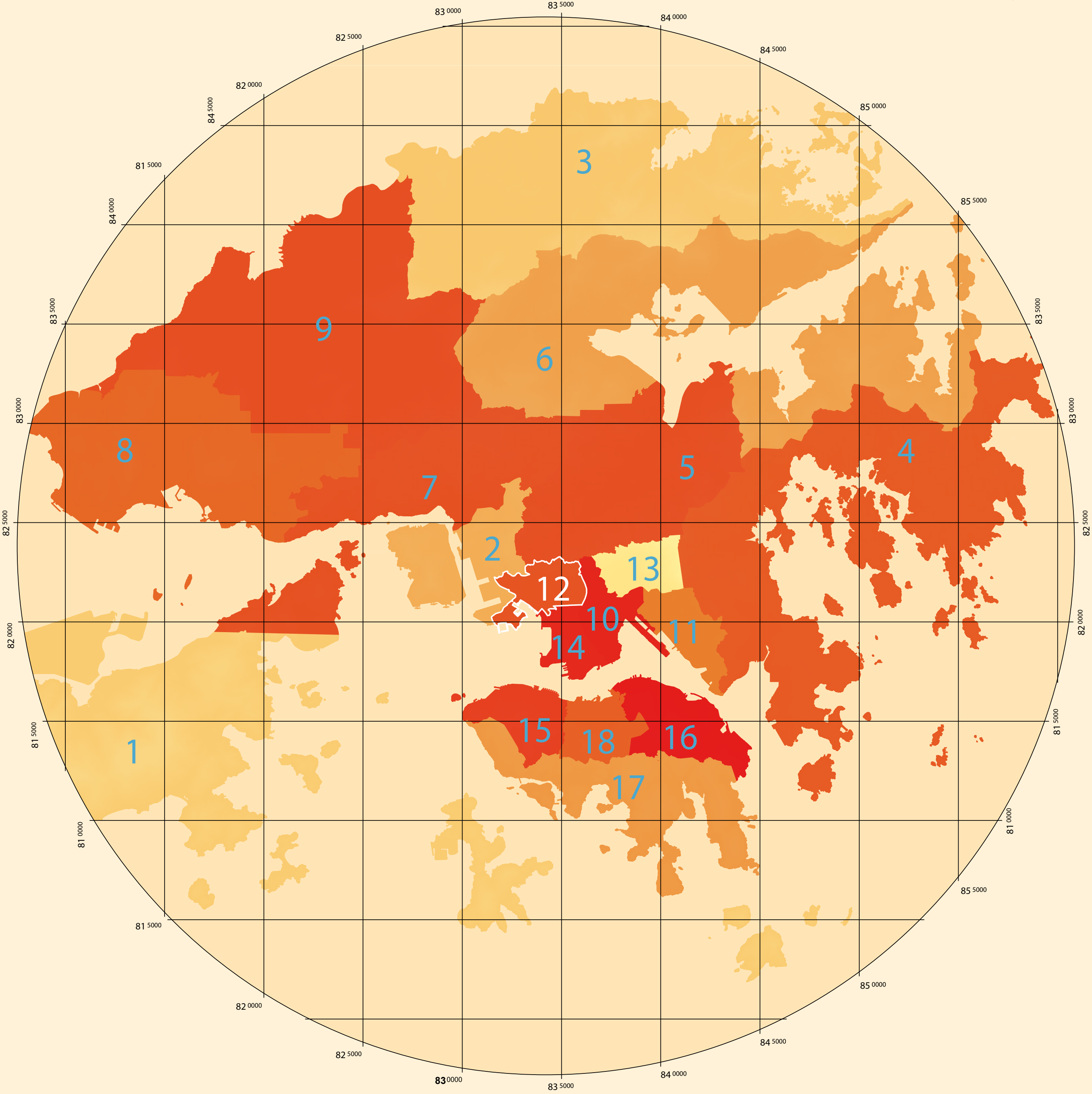
		Percentage of Households as Sole Tenants %
New Territories		
1	Islands	56.4
2	Kwai Tsing	63.3
3	North	41
4	Sai Kung	32.2
5	Sha Tin	41.9
6	Tai Po	33.0
7	Tsuen Wan	40.4
8	Tuen Mun	42.3
9	Yuen Long	47.0
Kowloon		
10	Kowloon City	48.4
11	Kwun Tong	66.5
12	Sham Shui Po	61.3
13	Wong Tai Sin	55.7
14	Yau Tsim Mong	45.9
Hong Kong Island		
15	Central & Western	38.6
16	Eastern	37.1
17	Southern	44.6
18	Wan Chai	42.2

In 2021, it had the highest percentage of households in all districts that rented their home, with the identified households being tenants standing at 61.3%. This is only surpassed by Kwai Tsing and Kwun Tong, two other districts that enjoy a nearly high rate of rent. This is partly because the districts contain a lot of public housing estates, which greatly increase the rental household proportion. These districts have conventionally been lower-income areas where renting instead of buying housing, given the very high price of real estate in Hong Kong, is more common. This has catapulted the prices in the property market to an eternally high plane beyond the reach of many. Owning a home becomes insurmountably unattainable, thereby strengthening the demand for rental housing in those communities.

Source: Census and Statistics Department
Layer: 2021 Population Census - District Profiles
(Housing Market Areas and Building Groups)
Data Type: Excel
Updated Date: 27/03/2024

2024 Private Residential Units Stocks : *Hong Kong*

By District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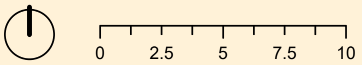
New Territories	Private Residential Units Stocks
1 Islands	26,908
2 Kwai Tsing	36,389
3 North	28,697
4 Sai Kung	75,455
5 Sha Tin	83,944
6 Tai Po	39,924
7 Tsuen Wan	82,523
8 Tuen Mun	66,550
9 Yuen Long	84,867
Kowloon	
10 Kowloon City	115,487
11 Kwun Tong	50,286
12 Sham Shui Po	80,616
13 Wong Tai Sin	19,241
14 Yau Tsim Mong	114,007
Hong Kong Island	
15 Central & Western	95,749
16 Eastern	122,551
17 Southern	42,410
18 Wan Chai	72,391

Residential Units

19,000

130,000

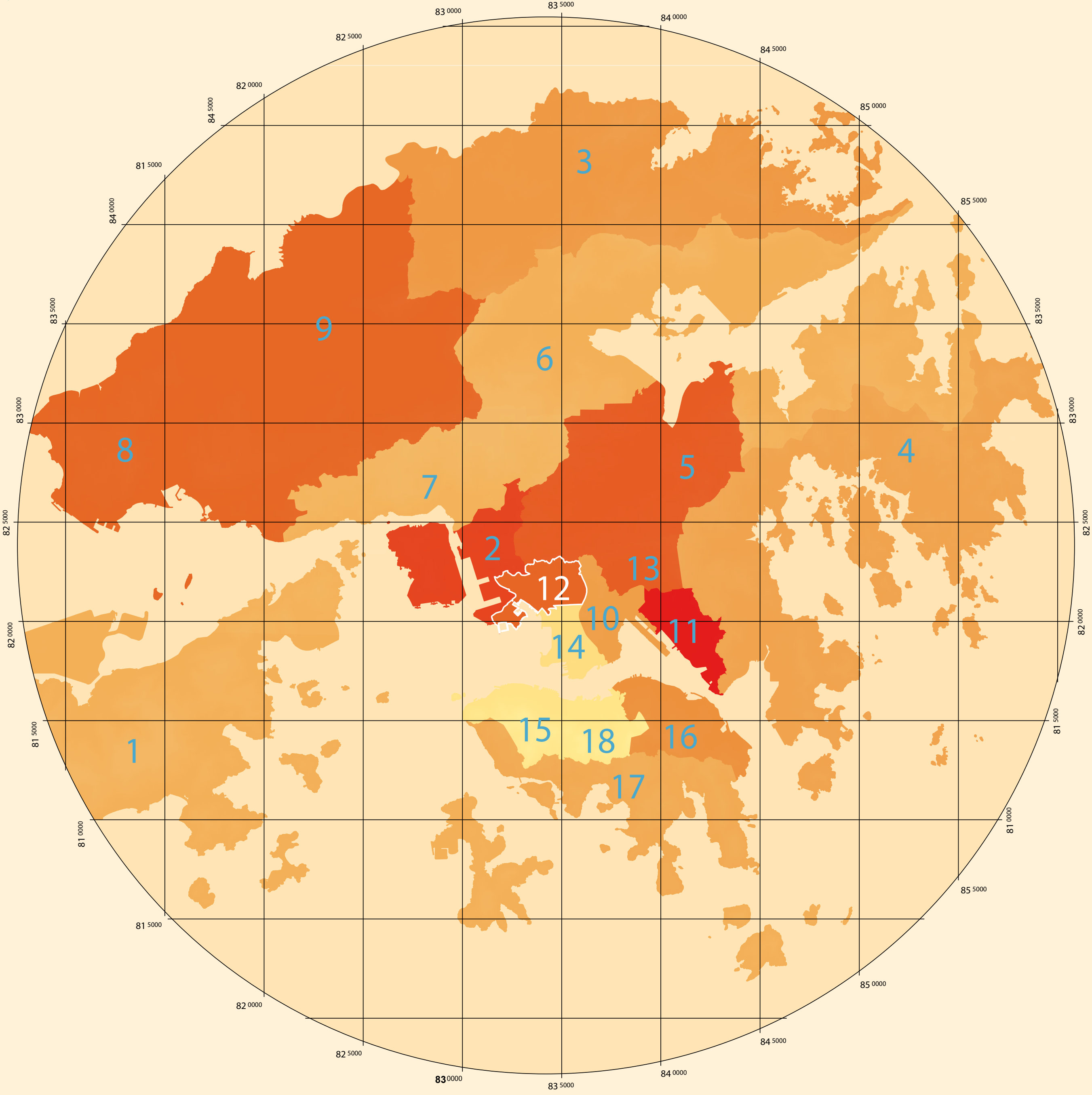


Private
Source: Rating and Valuation Department
Layer: Private Domestic - Completions, Stock, Vacancy and Take-up
Data Type: Excel
Updated Date: 31/07/2024

Sham Shui Po is one of the most densely populated districts in Hong Kong, although it does not overly stand out regarding its absolute number of private residential units when compared to other areas. In fact, it actually falls in the middle range against other districts within the city. However, considering the density of those private residential units in relation to the district's geographical size, Sham Shui Po would be in the top three, after Yau Tsim Mong and Kowloon City. The high ranking is simply because Sham Shui Po is compact in nature: there is a little area of land but with closely packed residential buildings. This multilevel housing may be attributed to the urban view overly dominated by high-rise buildings, in addition to old tenement houses. The area of residence is basically formed due to limited land availability, hence driving up the concentration in district area. This goes parallel with broader urban planning challenges in Hong Kong's highly constrained real estate market.

2024 Public Housing Units Stocks : *Hong Kong*

By District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New Territories	Public Housing Units Stocks
1 Islands	23,100
2 Kwai Tsing	103,400
3 North	32,000
4 Sai Kung	27,900
5 Sha Tin	78,300
6 Tai Po	22,700
7 Tsuen Wan	21,700
8 Tuen Mun	65,600
9 Yuen Long	67,000
Kowloon	
10 Kowloon City	29,600
11 Kwun Tong	146,700
12 Sham Shui Po	68,100
13 Wong Tai Sin	76,100
14 Yau Tsim Mong	2,800
Hong Kong Island	
15 Central & Western	600
16 Eastern	36,000
17 Southern	25,000
18 Wan Chai	0

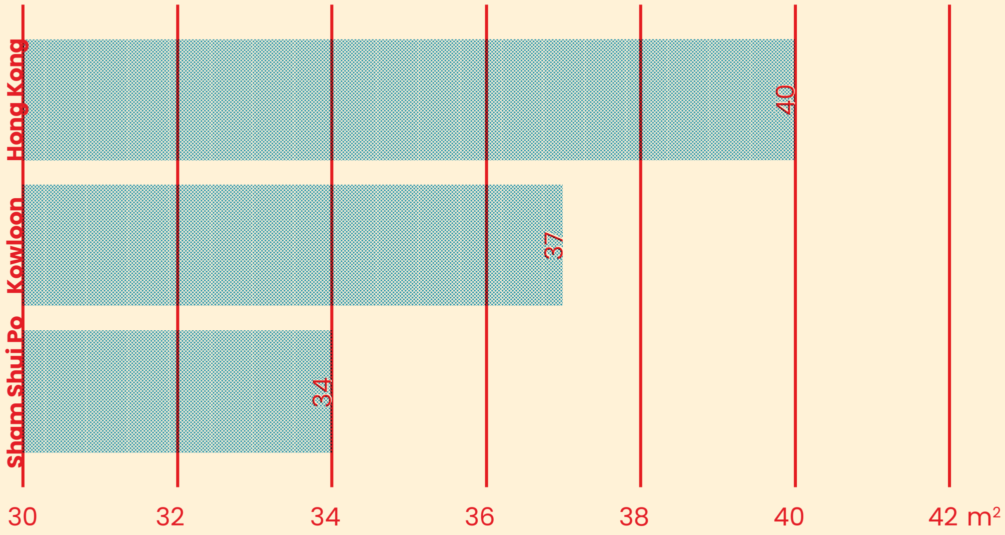
Public Housing Units
0
150,000
0
2.5
5
7.5
10

Private
Source: Rating and Valuation Department
Layer: Private Domestic - Completions, Stock, Vacancy and Take-up
Data Type: Excel
Updated Date: 31/07/2024

Sham Shui Po is considered the birthplace of public housing in Hong Kong, and it is densely concentrated with public housing units. In 2024, the district contains an estimated 68,100 public housing units, accounting for about 45% of all residential properties in the area. This reflects the historical role the district has played in housing the low-income residents-many of whom have relied upon and continue to rely on such government-sponsored housing schemes for access to affordable living arrangements.

By density, it is the third of all districts and it is estimated at 7,273 units per square kilometer after Wong Tai Sin and Kwun Tong. It reflects highly dense district, accommodating a massive proportion of city's working population where most are poor and relies on the government's supporting policy. The current policy initiatives for providing reasonable housing in heavily populated urban area also indicates by the number of public housing shown.

4.2.1 Median Floor Area



Median Floor Area of Accommodation of Domestic Households

[Fig. 4.3] Median Floor area of Accommodation of Domestic Households in 2021.
Source: "Table E2021J : 2021 Population Census - District Profiles (Housing Market Areas and Building)" 2021 *Population Census, 2023.* Hong Kong Census and Statistics Department.

By comparing the living conditions in Sham Shui Po with those of Hong Kong as a whole, the tendency can be spotted that Sham Shui Po residents have much smaller areas of living: an average living space per household in Sham Shui Po amounts to 34 m^{2}s[1], while an average living space throughout Hong Kong amounts to approximately 40 m^{2}s[2]. This disparity suggests that Sham Shui Po residents are more cramped compared to the average resident in Hong Kong and shows the socio-economic realities of the district.

The higher accommodation size reflects the larger proportion of low-income households and public housing units in Sham Shui Po District, the design of which is usually orientated to allow maximum occupancy in tightly urbanized areas. Relatively lower household income levels in Sham Shui Po further aggravate the situation in that residents of this district may fail to afford larger or better-quality houses.

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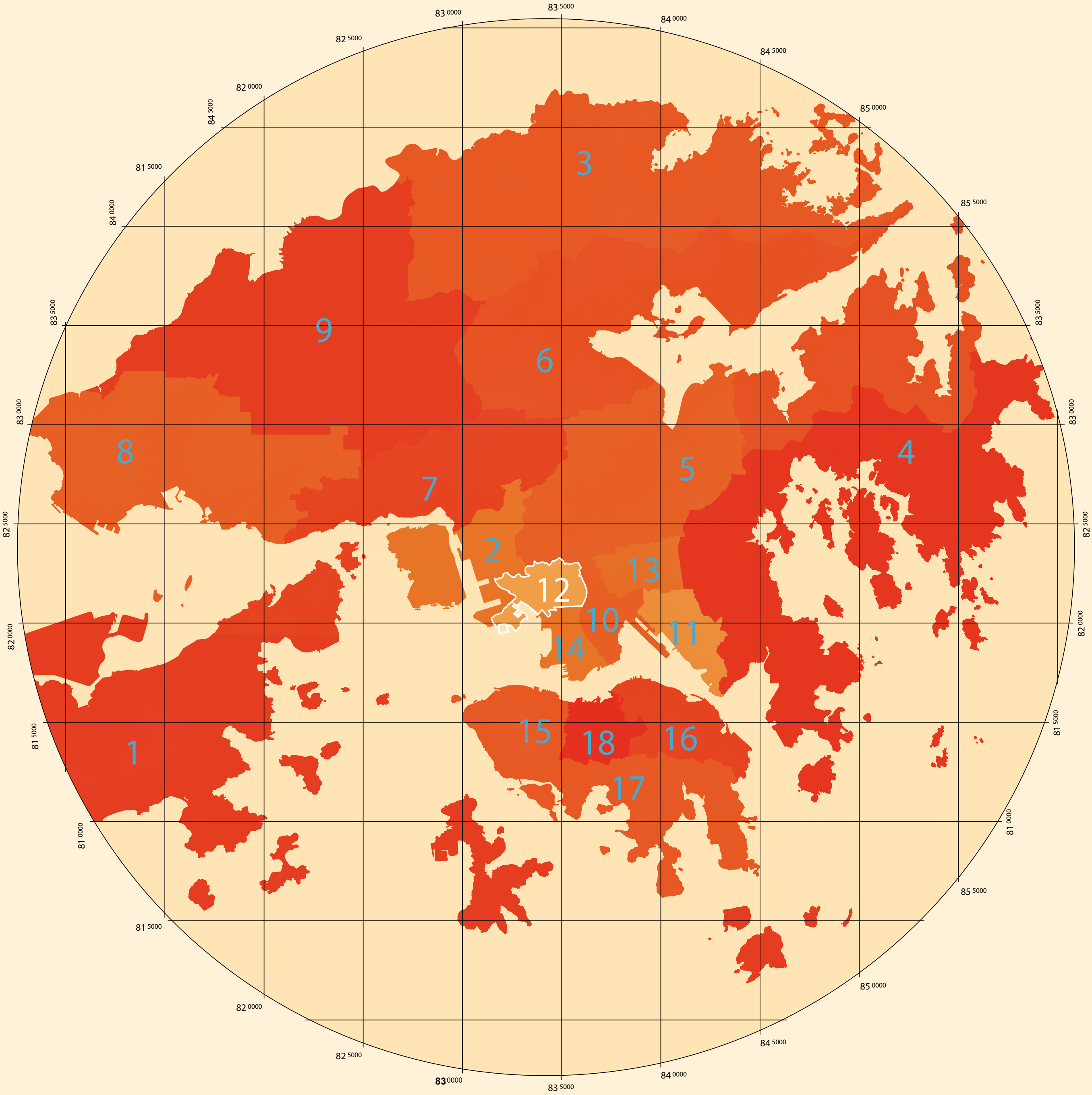
[1] Hong Kong Census and Statistics Department. 2023. "Table E2021J: 2021 Population Census - District Profiles (Housing Market Areas and Building)" *2021 Population Census.* Hong Kong.

[2] Ibid.

2021 Median Floor Area of Accommodation : *Hong Kong*

By District



New Territories	Median Floor Area of Accommodation (m²)
1 Islands	45
2 Kwai Tsing	37
3 North	41
4 Sai Kung	46
5 Sha Tin	40
6 Tai Po	42
7 Tsuen Wan	44
8 Tuen Mun	40
9 Yuen Long	45
Kowloon	
10 Kowloon City	40
11 Kwun Tong	35
12 Sham Shui Po	34
13 Wong Tai Sin	38
14 Yau Tsim Mong	37
Hong Kong Island	
15 Central & Western	41
16 Eastern	44
17 Southern	41
18 Wan Chai	47

Median Floor Area
of Accommodation

30

50

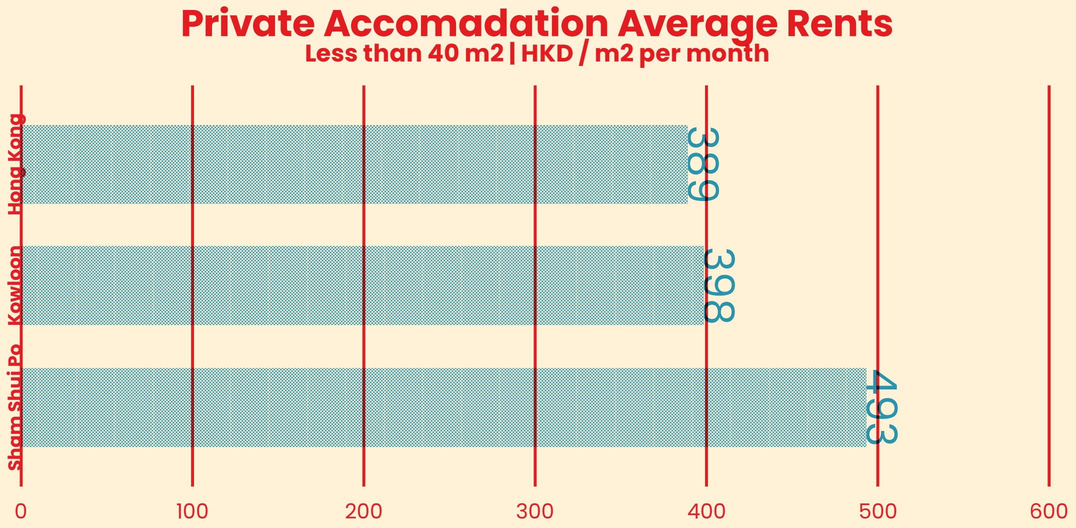
m²

0 2.5 5 7.5 10

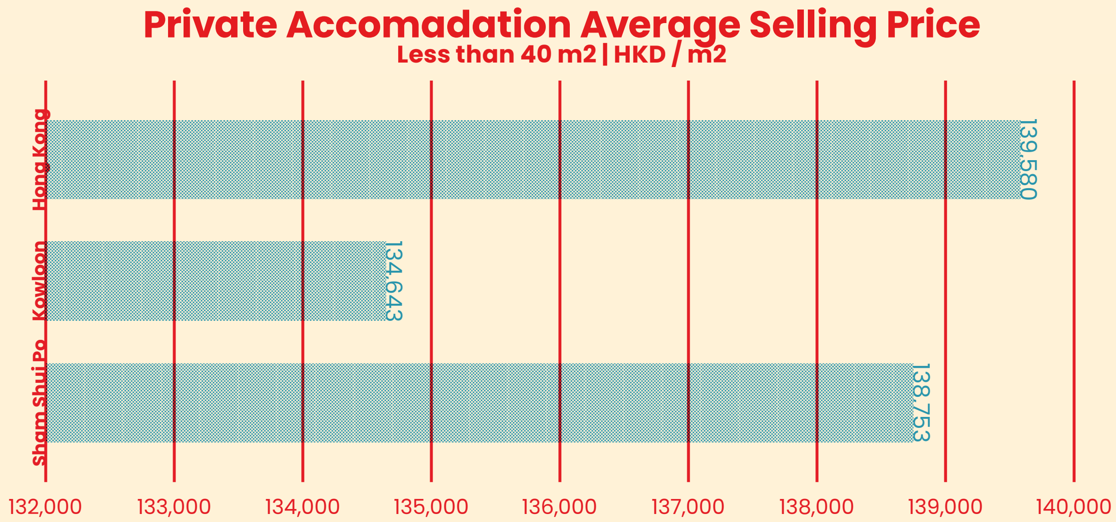
Sham Shui Po residents have to bear some of the smallest living spaces in all of Hong Kong, with an average accommodation size of 34 m²s per household. In stark contrast, residents of Wan Chai enjoy the largest average living space in the city at about 47 m²s, or about 38% larger than the average in Sham Shui Po. This huge discrepancy in housing space just shows how cramped the living conditions are for many in Sham Shui Po, with Sham Shui Po being a district known for the higher concentration of low-income households and public housing. Small housing space only reflects economic hardship but also signals an uphill fight in upgrading living conditions and redeveloping due to overcrowding.

Source: Census and Statistics Department
Layer: 2021 Population Census - District Profiles
(Housing Market Areas and Building Groups)
Data Type: Excel
Updated Date: 27/03/2024

4.2.2 Rent & Selling Price of Private Accommodation



[Fig. 4.4] Average Rents of 40m^2 or smaller accomadation by m^2 per month in 2024.
Source: "*Private Domestic - Average Rents by Class (from 1982)*" 2024. Rating and Valuation Department.



[Fig. 4.5] Average Selling Price of 40m^2 or smaller accomadation by m^2 in 2024.
Source: "*Private Domestic - Average Prices by Class (from 1982)*" 2024. Rating and Valuation Department.

In this, the data are taken from 28hse.com, one of the biggest real estate listing platforms in Hong Kong, the following analysis will look into property listings between August 26th and September 25th, 2024, considering units smaller than 40m^2, the average living space[3] in 2021 Hong Kong. After removing duplicate listings, 247 "To Let" and 193 "For Sale" could be found in Sham Shui Po district.[4]

The median private rental price in Sham Shui Po is HKD 493 per m^2 per month, up 26.7% from the overall Hong Kong median rental of HKD 389 per m^2 per month[5]. It thus follows that Sham Shui Po, while one of the more budget-friendly areas in terms of total rent, would be quite costly per m^2. It could therefore mean that landlords in the district exploit the small size of the units to charge higher rentals, possibly at the expense of low-income people who rely on smaller accommodations.

By contrast, the median sales price in Sham Shui Po is virtually identical to the Hong Kong average, with Sham Shui Po properties trading for 139,580 HKD per m^2, versus a citywide average of 138,753 HKD per m^2[6]. This reflects the challenge of buying real estate for the lower-income residents of the district since, while Sham Shui Po is generally a lower-income area, prices in the district remain comparable to the rest of the city. Indicators were that this was a tough real estate environment for residents to experience, with rental per m^2 costs disproportionately high and very limited opportunities for homeownership.

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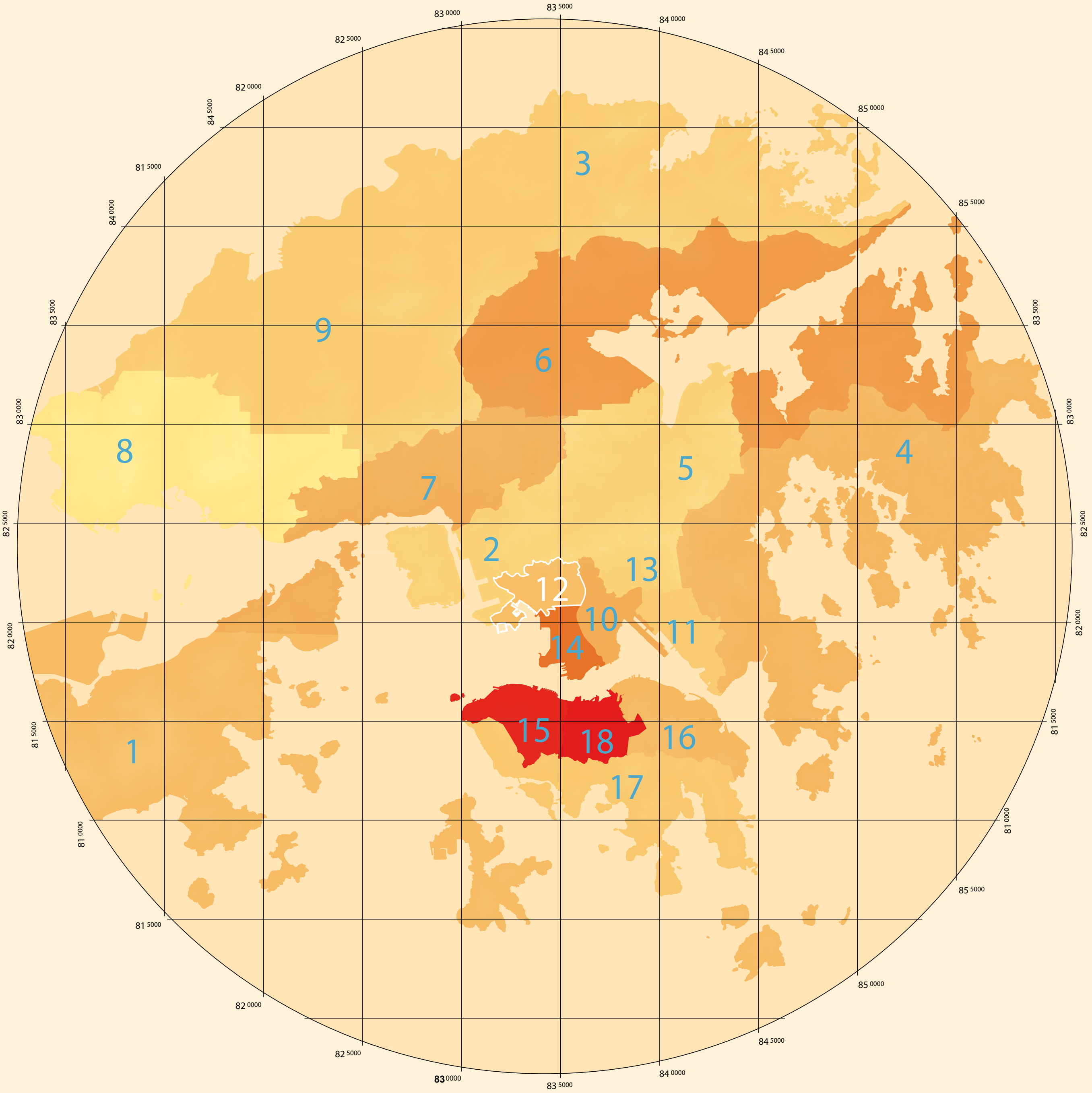
[3] Hong Kong Census and Statistics Department. 2023. "Table E2021J: 2021 Population Census - District Profiles (Housing Market Areas and Building)" *2021 Population Census.* (Cit.)
[4] 28Hse. 2024. 28Hse - *Property for rent and sale in Hong Kong.* Accessed September 25, 2024. https://www.28hse.com .
[5]- Rating and Valuation Department. 2024. *Private Domestic - Average Rents by Class (from 1982).* Hong Kong.
[6] Rating and Valuation Department. 2024. *Private Domestic - Average Rents by Class (from 1982).* Hong Kong.

2021 Median Monthly Household Rent : *Hong Kong*

By District



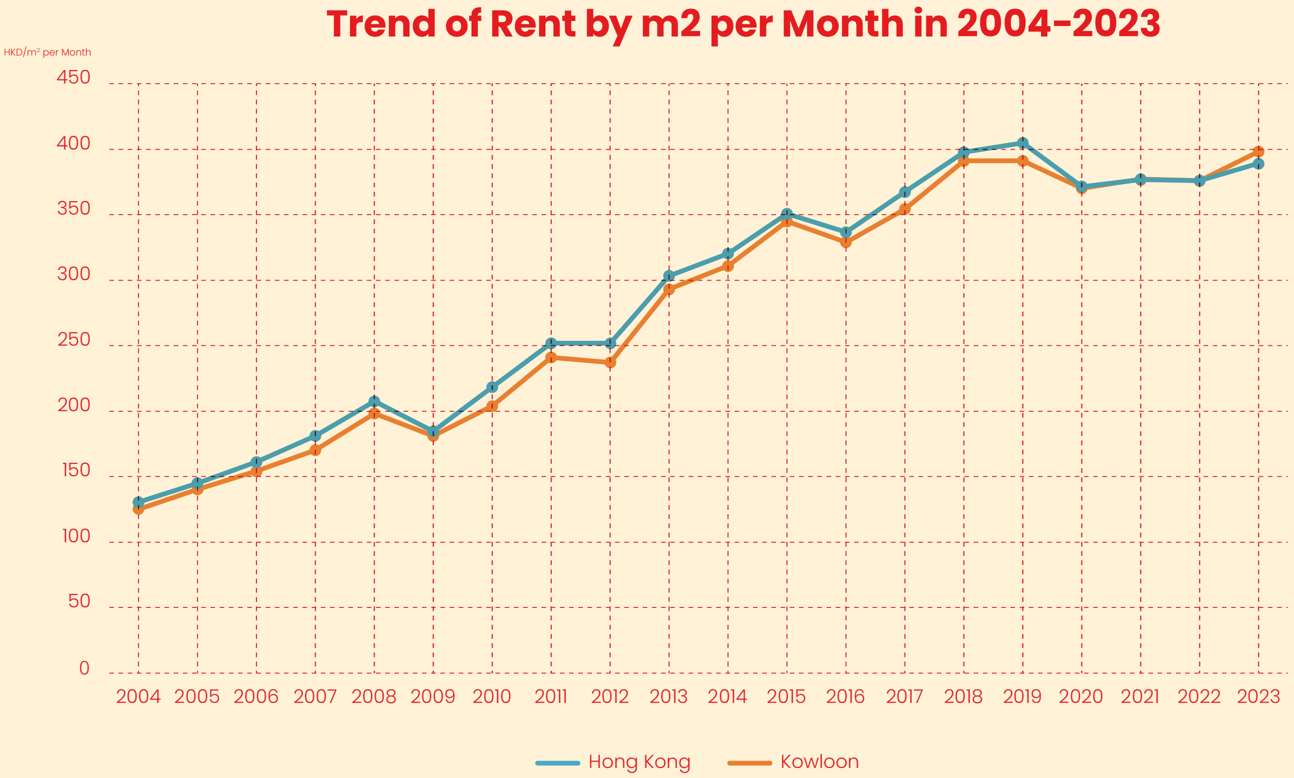
New Territories	Median Monthly Household Rent (HKD)
1 Islands	3,340
2 Kwai Tsing	2,430
3 North	2,640
4 Sai Kung	3,540
5 Sha Tin	2,430
6 Tai Po	4,700
7 Tsuen Wan	3,930
8 Tuen Mun	1,610
9 Yuen Long	2,620
Kowloon	
10 Kowloon City	4,000
11 Kwun Tong	2,720
12 Sham Shui Po	3,240
13 Wong Tai Sin	76,100
14 Yau Tsim Mong	7,000
Hong Kong Island	
15 Central & Western	15,070
16 Eastern	3,520
17 Southern	2,850
18 Wan Chai	16,300

Median Monthly
Household Rent
0
150,000
HKD

0 2.5 5 7.5 10

Source: Census and Statistics Department
Layer: 2021 Population Census - District Profiles
(Housing Market Areas and Building Groups)
Data Type: Excel
Updated Date: 27/03/2024

Sham Shui Po is considered one of the most reasonably priced central areas of Hong Kong. The median monthly household rent in Sham Shui Po stands at about HKD 3,240, remarkably lower than that of nearby urban centers like Yau Tsim Mong, with a median monthly rent of about HKD 7,000. A few reasons can be outlined for this. First, Sham Shui Po is heavily populated with public housing units that are provided at a lower rent compared to other private accommodations. Second, residential units within the district have a small average size that further contributes to pushing the rentals downwards. Finally, many of the private residential buildings in Sham Shui Po are older and less modernized; these factors tend to decrease their market value and rental prices. All these combined factors create a relatively reasonable living environment for the residents, especially for those with a lower income.



[Fig. 4.6] Average Rents of 40m^2 or smaller accomadation by m^2 per month in 2024.
Source: "*Private Domestic - Average Rents by Class (from 1982)*" 2024. Rating and Valuation Department.

Rentals have kept going up both for Kowloon and the entirety of Hong Kong during the last couple of decades, except during global financial crises and the COVID-19 pandemic. Notable year-long declines in rental price were seen in 2008, 2012, and 2016 due to the turmoil in the financial market. But in both case, the rents bounced back the following year. The same thing happened to the rental prices, which came to a full stop for almost three years[7] during the COVID-19 pandemic in 2020. However, rental prices have already rebounded in 2023 to almost the pre-pandemic levels[8]. By 2024, it is estimated that rents will be higher compared to the 2019 level. Averaging the rent per m^2, it reached HKD 130 in 2004[9], while in 2023 it climbed to HKD 389[10], which was almost a 200% increase in 20 years.

Compared to the wider market in Hong Kong, Kowloon historically commanded a price about 3% below the city's average. For the first time in 2023, however, rentals in Kowloon sailed through the average in Hong Kong by 2%[11], wherein it became a new dynamic in the district's real estate market.

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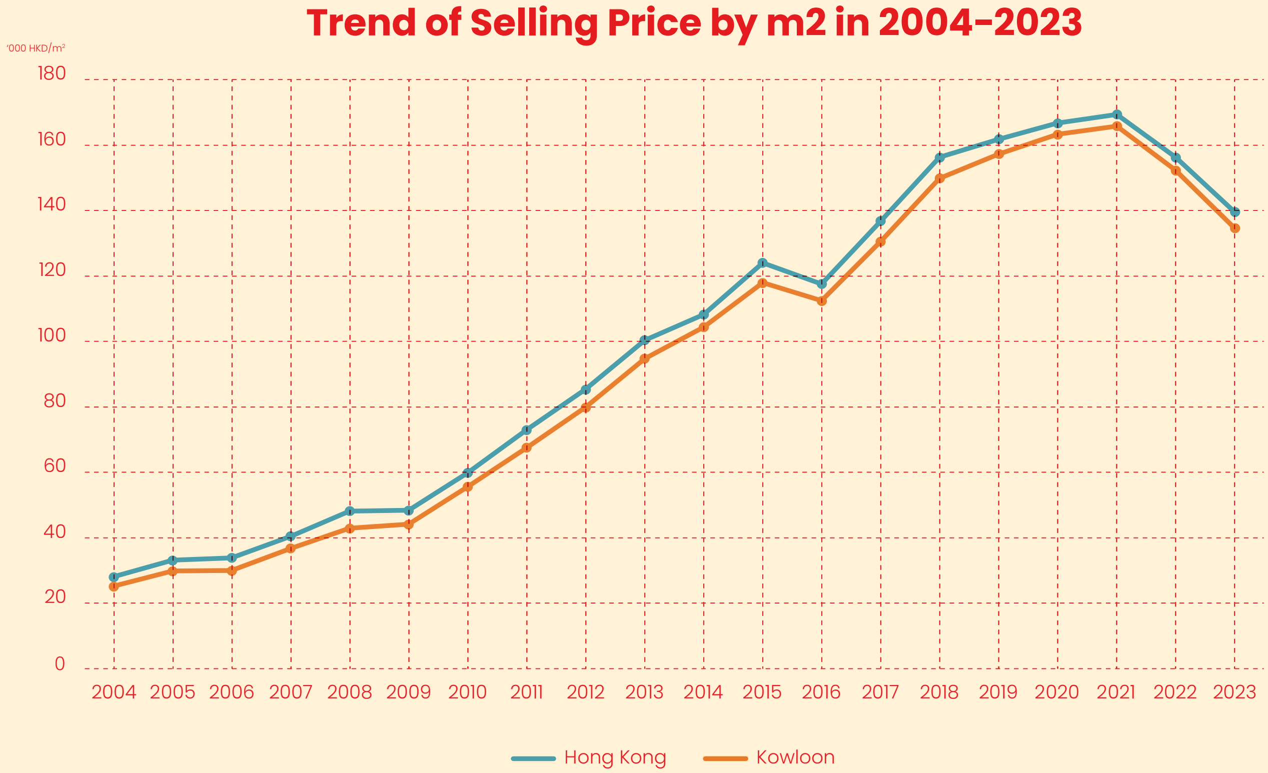
[7] Rating and Valuation Department. 2024. *Private Domestic - Average Rents by Class (from 1982).* Hong Kong.
[8] Ibid.
[9] Ibid.
[10] Ibid.
[11] Ibid.



[Fig. 4.7] Average Rents of 40m² or smaller accomadation by m² per month in 2024.
Source: "*Private Domestic - Average Rents by Class (from 1982)*" 2024. Rating and Valuation Department.

As for the sale price about properties in Hong Kong, there was a continued rise that started slowing down in 2016 and further accelerated in the year 2017 to levels higher than that experienced in 2015. In the year 2021, the sales prices started declining yearly to this day. The current average price per m² is HKD 139,580[12], while that of Kowloon is HKD 134,643[13]. These figures represent, compared to their highest recorded prices, declines of 17.6% and 18.8%, respectively.

Despite this recent decline in sale prices, property values are ridiculously high compared to twenty years ago. In Hong Kong as a whole, the price of property is 80%[14] more than it was 20 years ago, and in Kowloon, the increase has been 81%[15]. This would seem to indicate that the market, though perhaps slightly softening in these last years, is prohibitively expensive for many. The continuing high property prices, particularly in poorer districts like Sham Shui Po, reflect the fact that richer property owners and investors are well-placed to capitalize on demand for housing at the expense of the poor. Such a situation has exacerbated housing inequality, where the poorer communities have fewer options for affordable house ownership or rental houses, deepening social divides.

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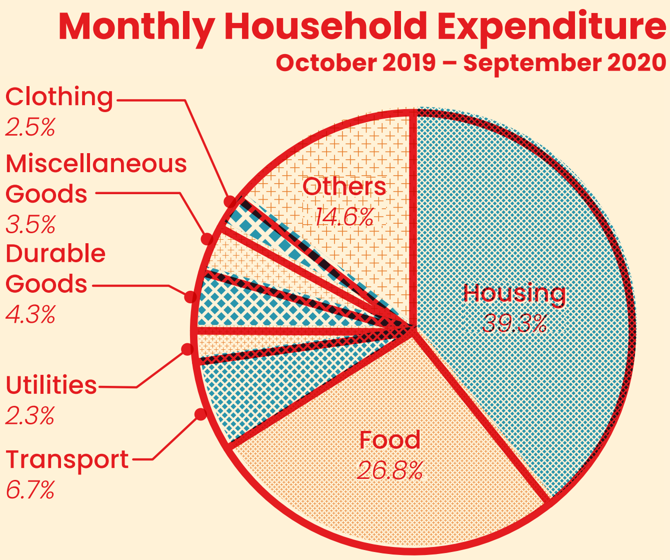
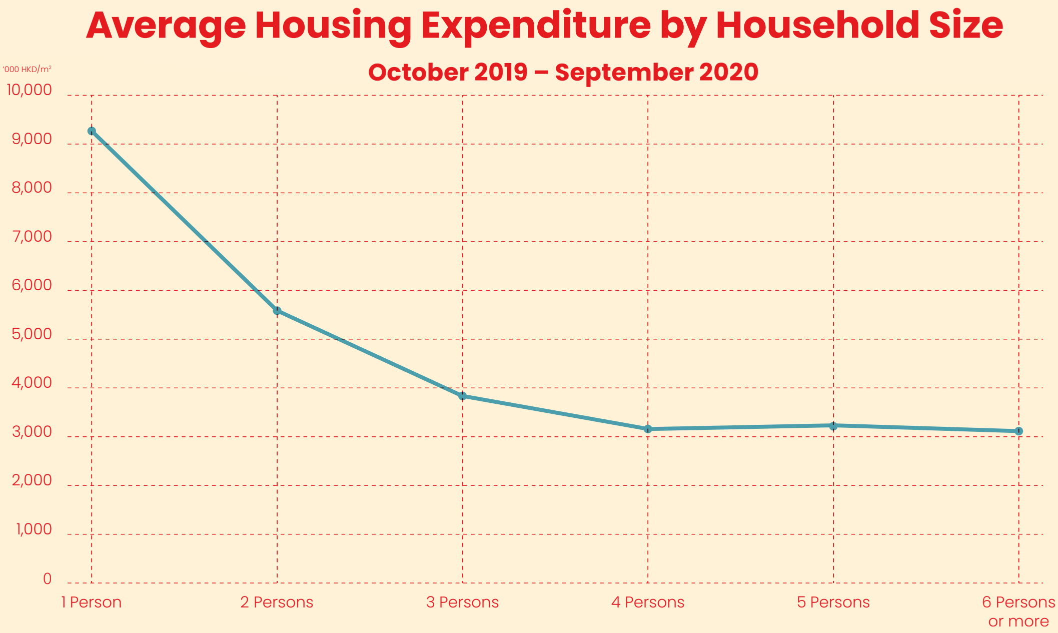
[12] Rating and Valuation Department. 2024. *Private Domestic - Average Rents by Class (from 1982)*. Hong Kong.
[13] Ibid.
[14] Ibid.
[15] Ibid.

4.2.3 Housing Expenditure



[Fig. 4.8] Average Monthly Household Expenditure in 2019-2020.
Source: *"2019/20 Household Expenditure Survey and the Rebasing of the Consumer Price Indices "* Census and Statistics Department, 2021.



[Fig. 4.9] Average Monthly Houding Expenditure by Household Size in 2019-2020.
Source: *"2019/20 Household Expenditure Survey and the Rebasing of the Consumer Price Indices "* Census and Statistics Department, 2021.

Households Living in Hong Kong: In 2019/2020, an average of each resident in Hong Kong spent HKD 4,203 per month per person on housing and accounted for 39.3% of the total monthly expenditure[16]. However, this share is much higher for smaller households. For households with one person, monthly expenditure was remarkably higher at an average of HKD 9,263 per month, which was equal to 51.2% of the total expenditure[17]-which means greater than half the expenditure was made up of house costs. Similar to this, households composed of two persons spent HKD 5,582 per month for housing, which is 45.2% of total monthly expenditure[18].

These figures reflect the financial burden of housing costs on smaller households, especially when single- and two-person households together exceed half of all households in Sham Shui Po[19]. This indicates that a disproportionately large part of district residents face the impact of housing costs exceedingly, further aggravating the affordability crisis of this most unaffordable city in the world. It reflects the overall housing affordability crisis in Hong Kong and, even more so, in districts like Sham Shui Po, with much lower general income levels and a big proportion of the population unable to afford the basic cost of living in addition to housing costs.

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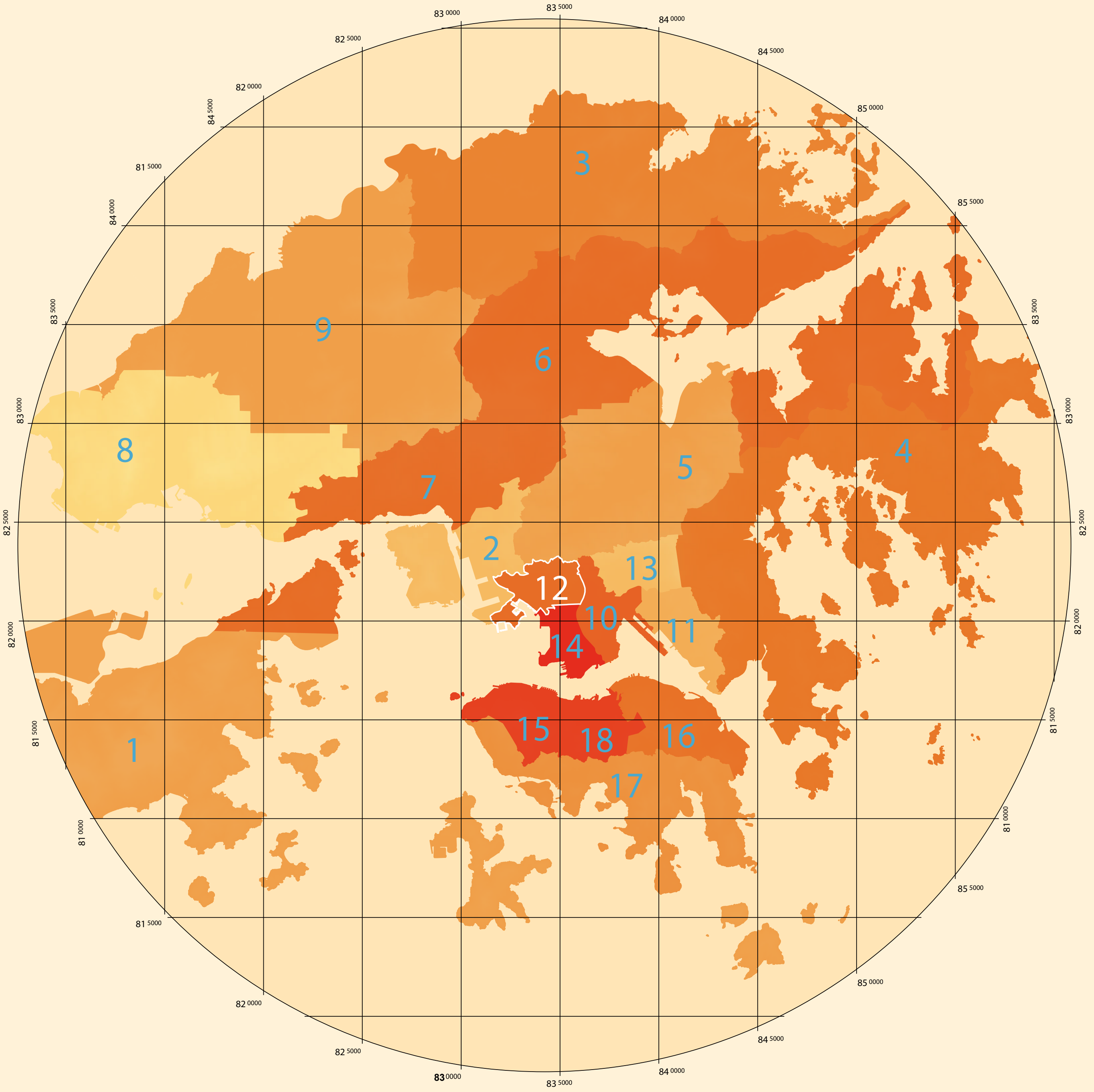
[16] Census and Statistics Department. 2021. *2019/20 Household Expenditure Survey and the Rebasing of the Consumer Price Indices*. Hong Kong.
[17] Ibid.
[18] Ibid.
[19] Hong Kong Census and Statistics Department. 2023. "Table E2021D: 2021 Population Census - Main Tables (Household)" 2021 Population Census. Hong Kong.

2021 Median Monthly Rent to Income Ratio : *Hong Kong*

By District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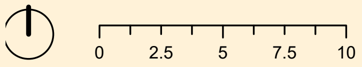
New Territories	Rent to Income Ratio
1 Islands	15.3%
2 Kwai Tsing	12.6%
3 North	16.8%
4 Sai Kung	17.7%
5 Sha Tin	14.6%
6 Tai Po	19.6%
7 Tsuen Wan	20.1%
8 Tuen Mun	11.4%
9 Yuen Long	12.6%
Kowloon	
10 Kowloon City	21.8%
11 Kwun Tong	14.1%
12 Sham Shui Po	19.6%
13 Wong Tai Sin	13.2%
14 Yau Tsim Mong	32.0%
Hong Kong Island	
15 Central & Western	28.0%
16 Eastern	19.3%
17 Southern	15.7%
18 Wan Chai	28.1%

Rent to
Income Ratio

10%

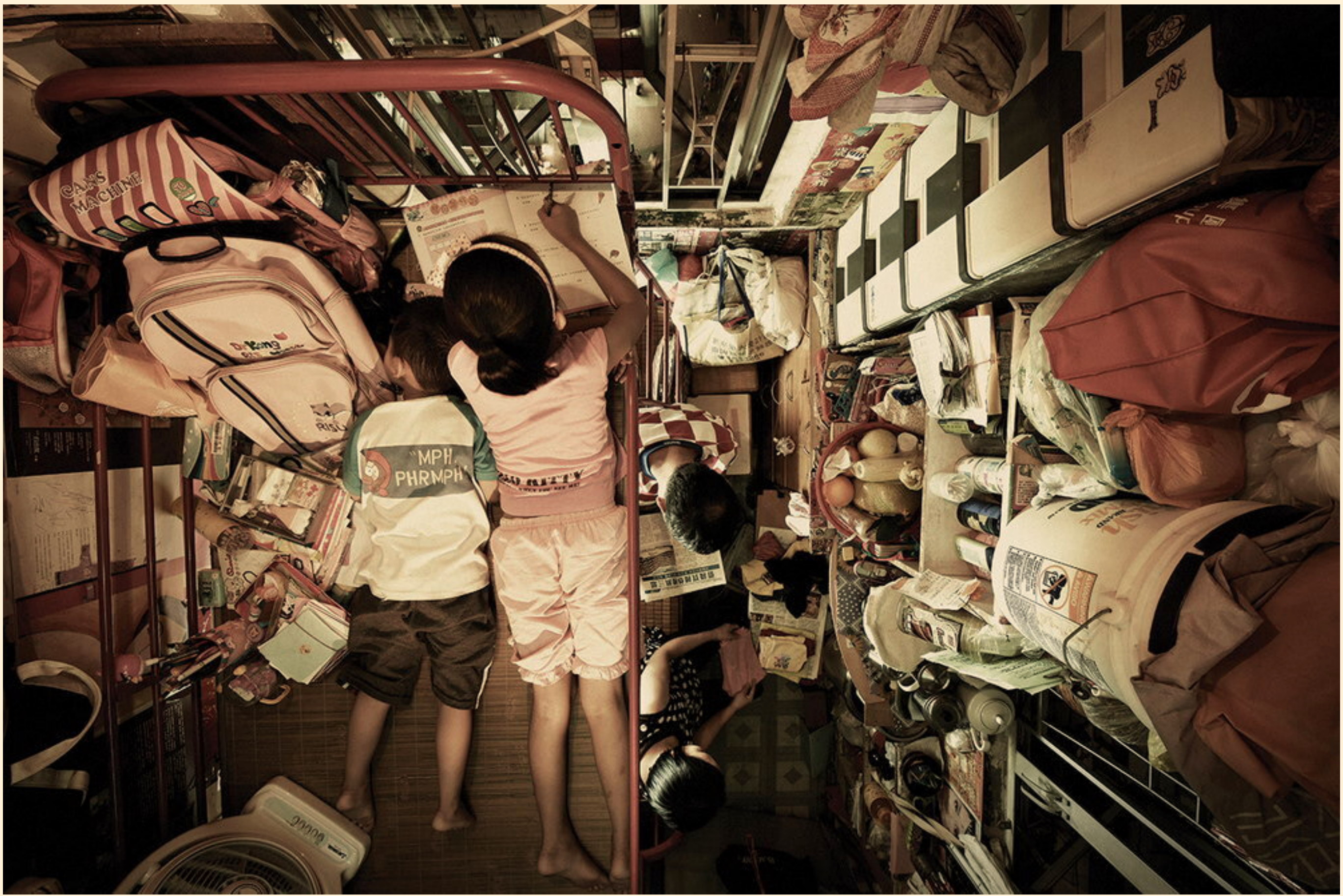
35%



Source: Census and Statistics Department
Layer: 2021 Population Census - District Profiles
(Housing Market Areas and Building Groups)
Data Type: Excel
Updated Date: 27/03/2024

The general trend in Sham Shui Po is that it takes up a much lower portion of the income paid into rent compared to the surrounding districts. Households in Sham Shui Po spend an average of approximately 19.6% per month on rent with respect to their household income. This can be contrasted with residents of Yau Tsim Mong, where about 32% of their income is usually allocated for renting. This is the key disparity in rent burden between Sham Shui Po and other communities, therefore showing its relative affordability. This is a function of several variables: high availability of public housing, reduced size of units, and private building stock that is considerably older, which acts to keep the cost of rent relatively low. Therefore, Sham Shui Po boasts a more competitive rent-to-income ratio and could be an attractive option for lower-income households in the overall context of Hong Kong's housing market, where rising rents in central urban areas have usually put heavy pressure on residents' finances.

4.3 Substandard Living Conditions: ***Subdivided Flat***



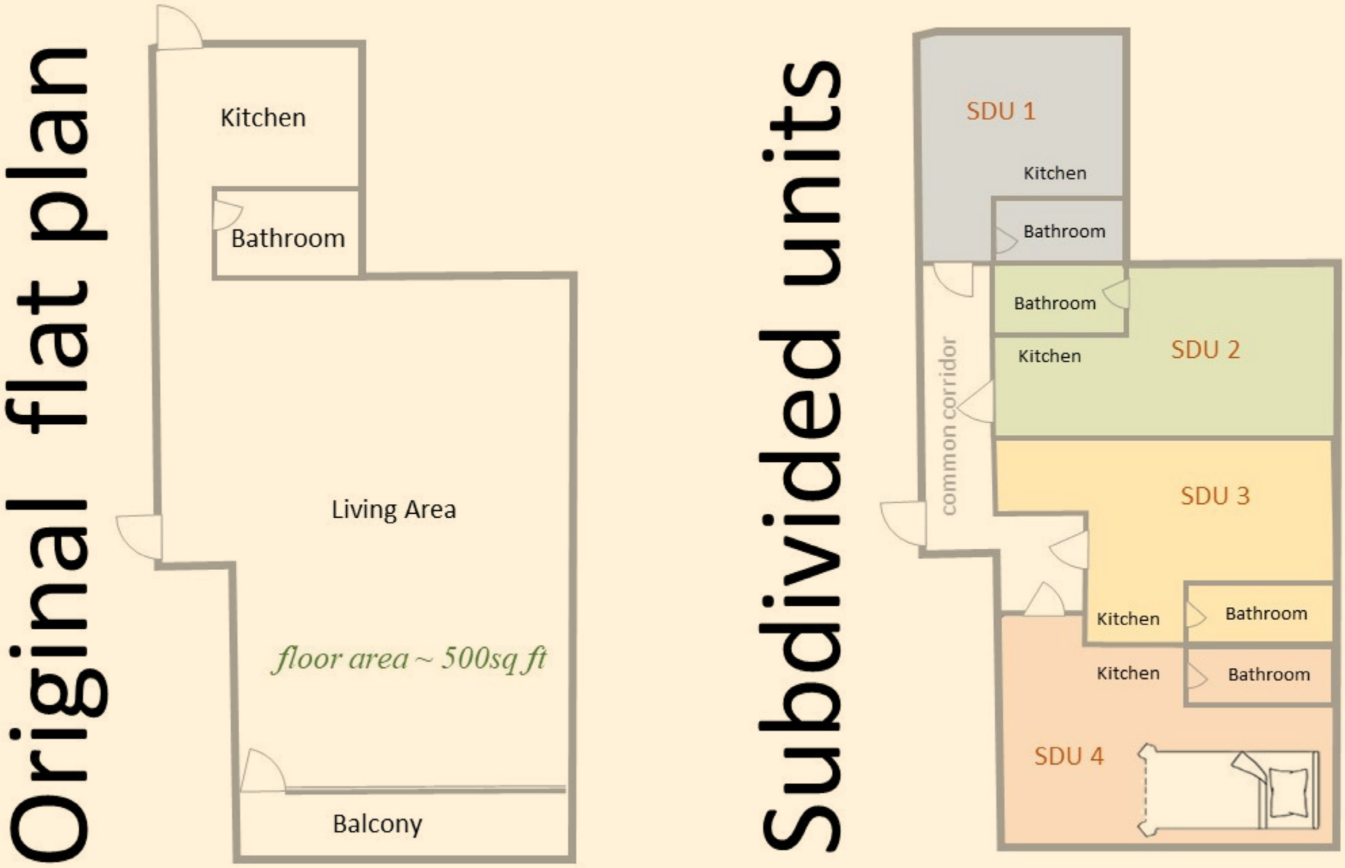
[Fig. 4.10] Subdivided Flats by Benny Lam, 2012-15.
Source: *Photography of China*, Benny Lam.
Available from: https://photographyofchina.com/author/benny-lam (accessed August 15, 2024)

Sham Shui Po is one of the poorer districts in Hong Kong, and it does face significant housing challenges. The high cost has pushed many residents to seek other ways of accommodating themselves. Being one of the highly populated areas within the city, subdivided units have become very common forms of accommodation within the district. Such smaller living spaces, with lower total rents, often come with serious living conditions, safety, and hygiene drawbacks.

Poor living conditions arise with the general constricted nature of subdivided units. This allows for little personal privacy. In many instances, open kitchens are located in proximity to living and sleeping areas in these subdivided units, creating a great fire hazard. In the case of older buildings, it is even graver due to the lack of installed modern fire safety measures. Besides, bathrooms in subdivided units are often out of extremely tight space; therefore, most of them create sanitation and health hazards. Some of the units do not have private bathroom and kitchen facilities at all so that tenants should share these with others, which might frequently lead to disputes and overcrowding.

The wide prevalence of subdivided units in Sham Shui Po is indicative of the housing crisis among most of the working-class population of this district. Without major reforms or improvements in affordable housing, this would be likely to continue.

4.3.1 Definition of Subdivided Flat



[Fig. 4.11] Schematic diagram of an SDU in contrast to the original flat layout.
Source: M. H. Chua, "Early Experience of Land Readjustment in Hong Kong: Case Study of the Kowloon Walled City. " *Buildings* 2022, 12, 757.

By "subdivided units" one refers to individual residential units that have been partitioned into two or more self-contained units, usually for the purpose of renting. One, in effect, alters the internal layout of an original unit by demolishing non-structural partition walls and erecting a new one. Quite often, sewer pipes are either installed or rerouted to enable the newly created portions to have separate bathrooms and kitchens.

Subdivided units are normally oriented by having private corridors so that residents could access directly to public streets or common corridors or stairwells and avoid passing through the living areas belonging to other tenants. Many subdivided units have private bathrooms and kitchens, which make them a self-sufficient unit at least to a very minimum degree as tenants[20].

The facilities are not provided separately in all subdivided units. Usually, tenants are required to share bathrooms and kitchens with other tenants of the same original larger unit. In those scenarios, interior corridors are largely passageways for entry and exit and hence become collective living, reducing privacy and increasing congestion[21].

Subdivided housing has, therefore, become a subdivided housing phenomenon that has emerged as a result of increasing demand for affordable housing in highly dense urban areas such as Hong Kong, where high property prices and rent have driven many low-income residents into smaller and cramped living spaces. This has in turn raised immense concerns about the safety, hygiene, and welfare of the occupants, as these subdivided units mostly fail in providing the minimum standard of modern space, proper ventilation, or sanitation.

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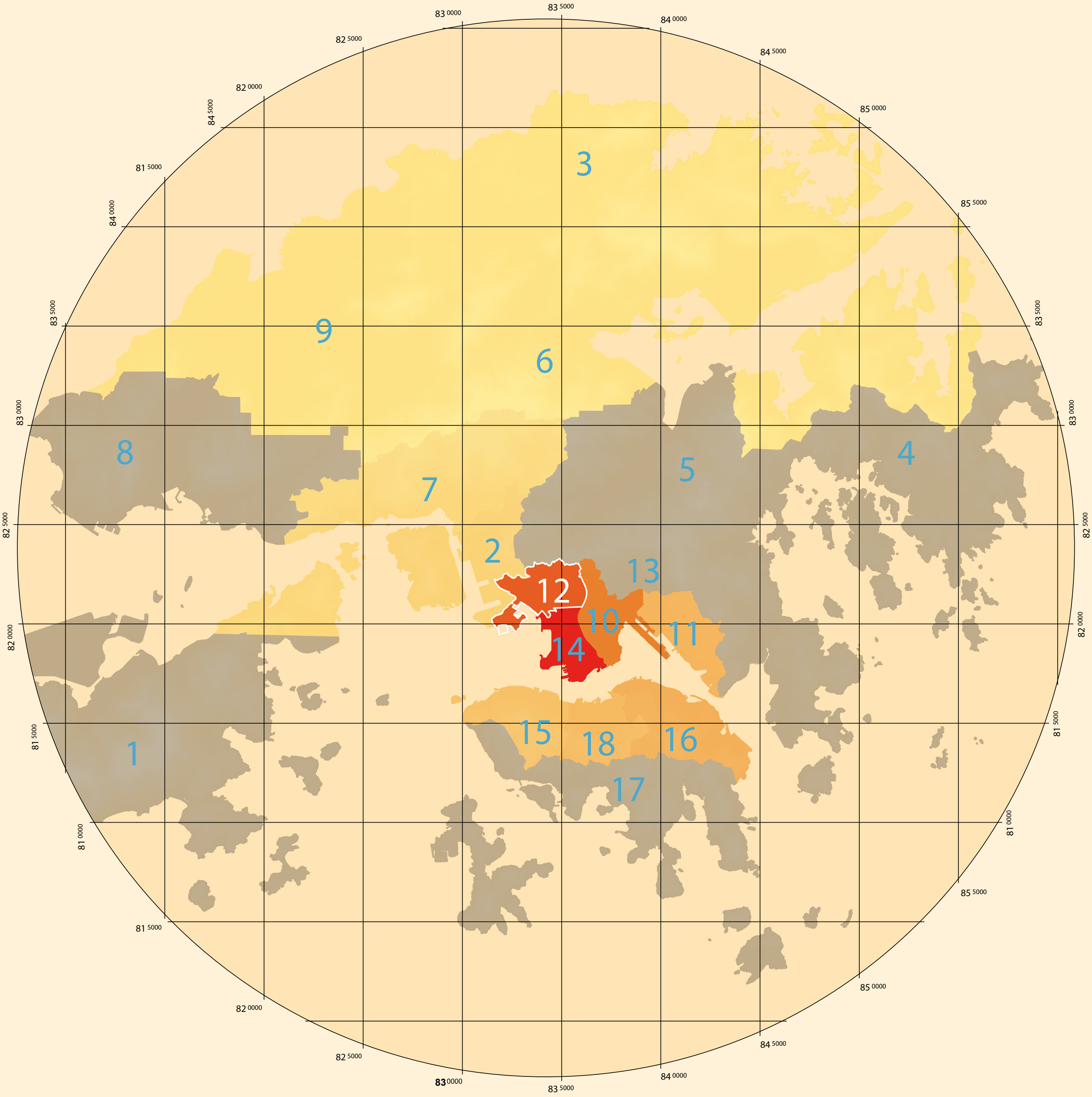
[20] Hong Kong Buildings Department. 2024. "What are subdivided flats?" Accessed October 2, 2024. https://www.bd.gov.hk/en/safety-inspection/subdivided-flats/index_subflat_intro.html .

[21] Ibid.

2016 Subdivided Units Resident Density : *Hong Kong*

By District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	Subdivided Unit Population Density (P/km²)
New Territories	
1 Islands	N/A
2 Kwai Tsing	361
3 North	50
4 Sai Kung	N/A
5 Sha Tin	N/A
6 Tai Po	53
7 Tsuen Wan	275
8 Tuen Mun	N/A
9 Yuen Long	42
Kowloon	
10 Kowloon City	2,093
11 Kwun Tong	983
12 Sham Shui Po	3,751
13 Wong Tai Sin	N/A
14 Yau Tsim Mong	6,746
Hong Kong Island	
15 Central & Western	721
16 Eastern	1,059
17 Southern	N/A
18 Wan Chai	865

Subdivided Unit
Population Density

0

7,200
P/km²

▨ No Data

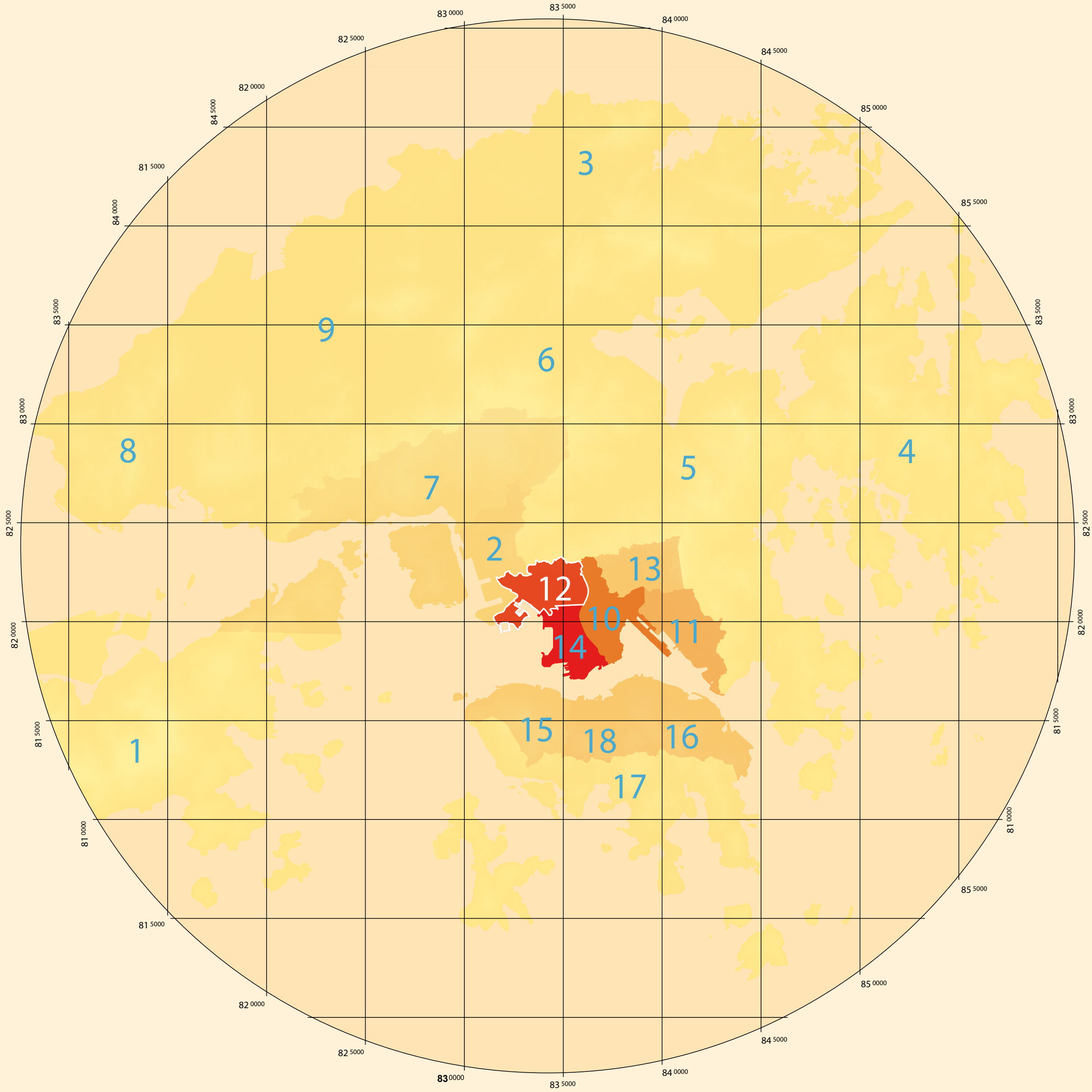
0 2.5 5 7.5 10

Although data is incomplete for some districts, Sham Shui Po remains one of the most densely populated, ranking behind only Yau Tsim Mong District, with an estimated 3,751 people per square kilometer residing in these accommodations. This figure really points to the high reliance on subdivided housing by the district, driven by a combination of high costs and the relatively lower-income demographics.

Source: Census and Statistics Department
Layer: Thematic Report: Persons Living in Subdivided Units
Data Type: Excel
Updated Date: 01/2018

2021 Subdivided Units Resident Density : *Hong Kong*

By District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New Territories	Subdivided Unit Population Density (P/km²)
1 Islands	11
2 Kwai Tsing	371
3 North	51
4 Sai Kung	6
5 Sha Tin	31
6 Tai Po	42
7 Tsuen Wan	248
8 Tuen Mun	47
9 Yuen Long	67
Kowloon	
10 Kowloon City	2,210
11 Kwun Tong	1,041
12 Sham Shui Po	4,752
13 Wong Tai Sin	626
14 Yau Tsim Mong	7,105
Hong Kong Island	
15 Central & Western	485
16 Eastern	617
17 Southern	56
18 Wan Chai	624

Subdivided Unit
Population Density

0

7,200
P/km²

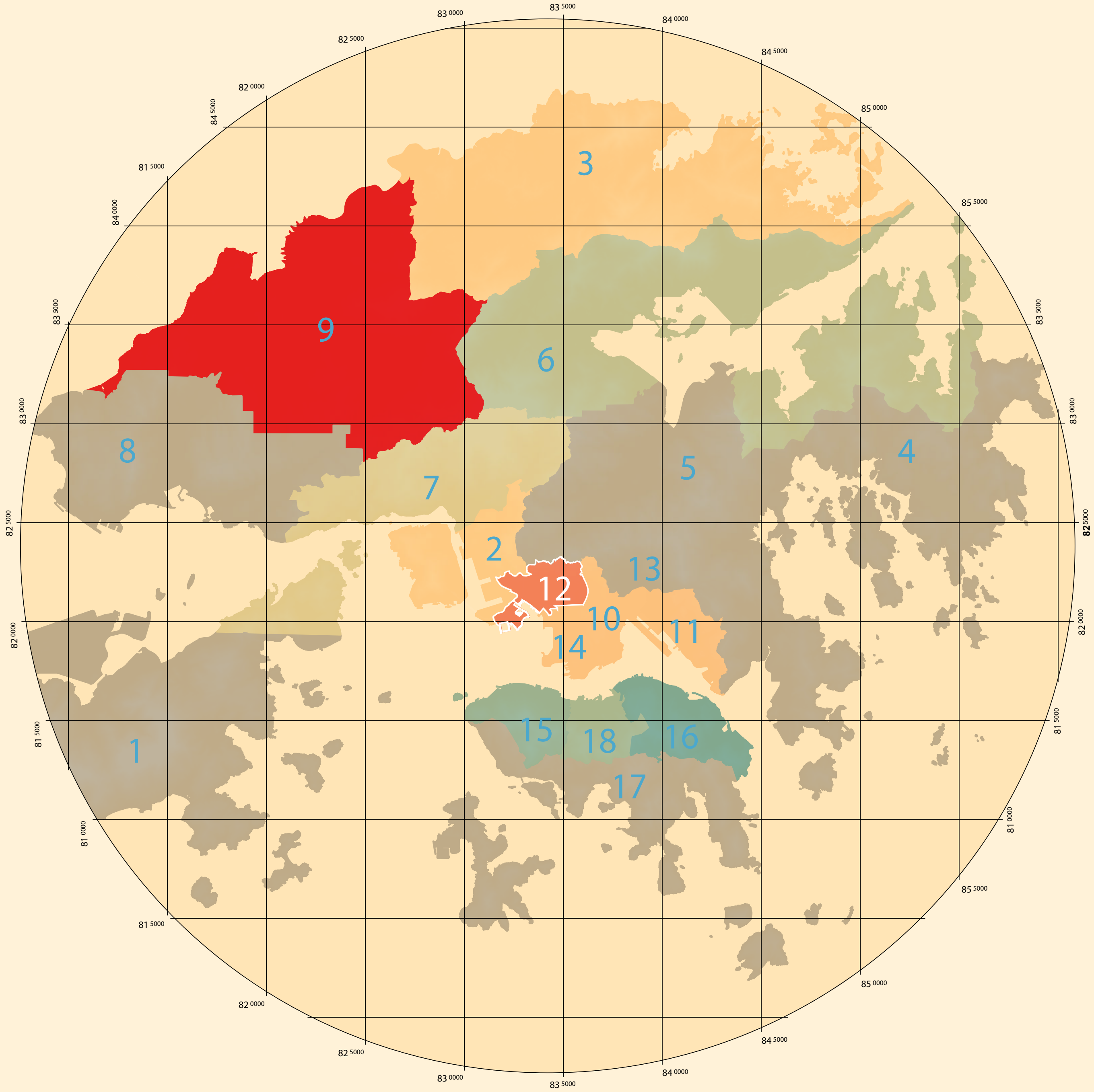
0 2.5 5 7.5 10

Source: Census and Statistics Department
Layer: Thematic Report: Persons Living in Subdivided Units
Data Type: Excel
Updated Date: 01/2023

Hence, Sham Shui Po remained one of the most densely populated districts in subdivided units in the year 2021, at a rate of about 4,752 people per square kilometer. It came second after Yau Tsim Mong, reflecting a continuity in the trend regarding the reliance of such housing in the district. Various initiatives have been centered on seeking to address housing problems in Hong Kong, but Sham Shui Po remains grappling with overstretched living conditions among its low-income residents.

Trends Subdivided Units Resident Density Growth : *Hong Kong*

From 2016-2023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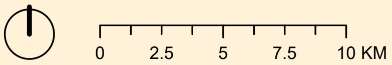
New Territories	Trends
1 Islands	N/A
2 Kwai Tsing	+2.7%
3 North	+2.6%
4 Sai Kung	N/A
5 Sha Tin	N/A
6 Tai Po	-19.7%
7 Tsuen Wan	-9.7%
8 Tuen Mun	N/A
9 Yuen Long	+58.1%
Kowloon	
10 Kowloon City	+5.5%
11 Kwun Tong	+5.9%
12 Sham Shui Po	+26.6%
13 Wong Tai Sin	N/A
14 Yau Tsim Mong	+5.3%
Hong Kong Island	
15 Central & Western	-32.8%
16 Eastern	-41.8%
17 Southern	N/A
18 Wan Chai	-27.9%

Trends of SDU Population Density

-60%

+60%

▨ No Data


0
2.5
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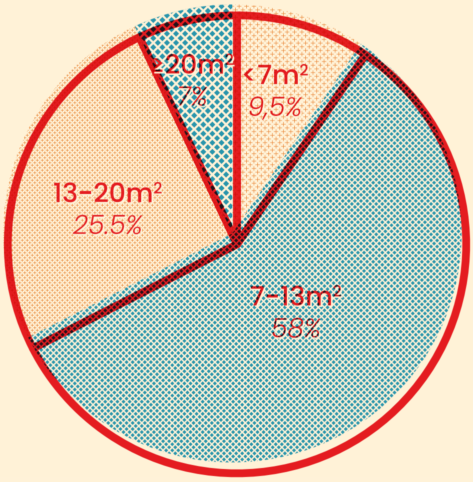
7.5
10 KM

Source: Census and Statistics Department
Layer: Thematic Report: Persons Living in Subdivided Units
Data Type: Excel
Updated Date: 01/2018 & 01/2023

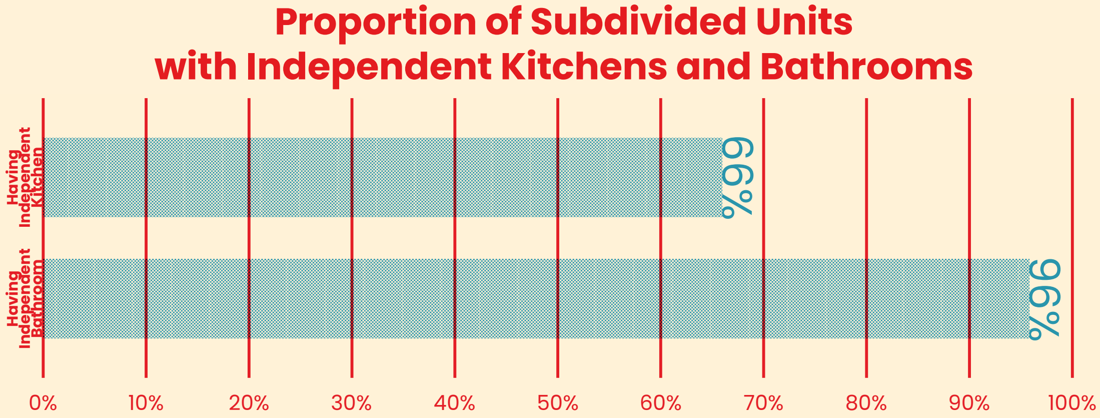
Besides the general movement of the overall population across districts, subdivided unit residents have also moved away from Hong Kong Island. However, subdivided unit residents in Kowloon Peninsula have seen quite remarkable growth. Sham Shui Po has been reported to have increased subdivided unit residents by 26.6% from 2016 to 2021.

The sharp rise in subdivided unit residents underlines how the chronic housing affordability crisis has forced many to endure substandard living by force of economic circumstances within the district.

4.3.2 Feature of Subdivided Flat



[Fig. 4.13] Distribution of Floor Area in Subdivided Units in 2021
Source: "*Thematic Report : Persons Living in Subdivided Units*" 2023. Census and Statistics Department.



[Fig. 4.12] Proportion of Subdivided Units with Independent Kitchens and Bathrooms in 2021.
Source: "*Thematic Report : Persons Living in Subdivided Units*" 2023. Census and Statistics Department.

The median floor area of subdivided units in Hong Kong is 11 m^2s, with most in the range between 7 and 13 m^2s[22]. Besides that, another 25.5% fall between 13 and 20 m^2s[23] in size. Of note, nearly 10% of subdivided units are less than 7 m^2s. Though this is a relatively small percentage, it adds up to more than 10,000 units[24] on the market.

Owing to the small size of many of these subdivided units, the necessary facility and accommodations like private kitchens and bathrooms are being deadlocked. Roughly 4% of the units or approximately 4,300 do not have independent bathrooms[25]. In addition, only 66% of the units are installed with independent kitchens[26]. Though sometimes cooking and bathroom facilities are provided on a shared basis, such overcrowding usually contributes to lousy hygienic conditions and frequent disputes among the tenants due to which further degradation in the living conditions of this dingy accommodation takes place.

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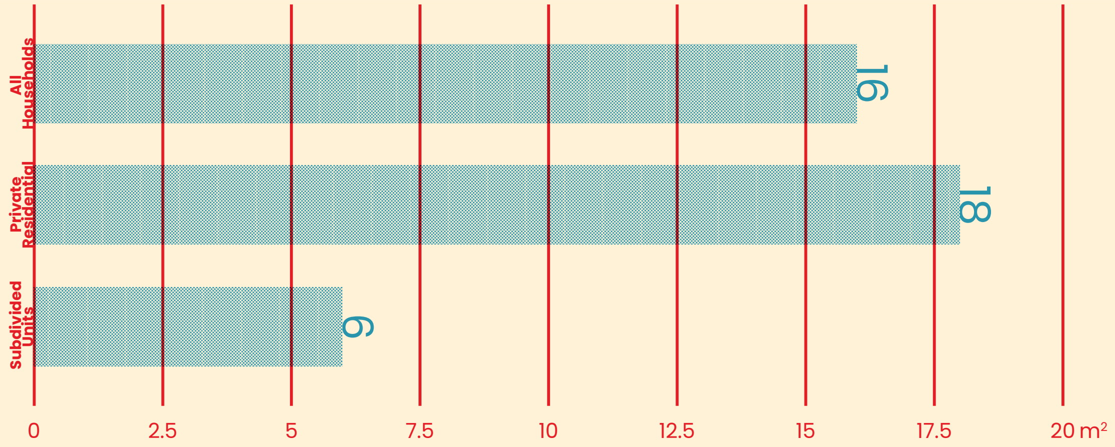
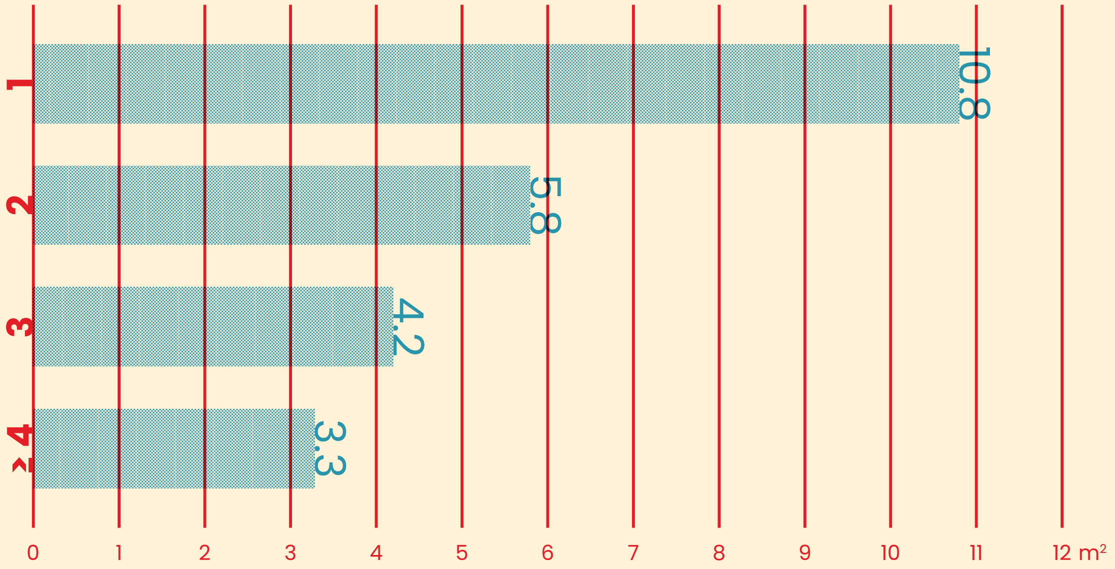
[22] Census and Statistics Department. 2023. *Thematic Report: Persons Living in Subdivided Units.* Hong Kong.
[23] Ibid.
[24] Ibid.
[25] Ibid.
[26] Ibid.

Average Floor Area
Per Resident



[Fig. 4.14] Average Floor Area per Resident in 2021.
Source: "*Thematic Report : Persons Living in Subdivided Units*" 2023. Census and Statistics Department.

Average Floor Area by Subdivided Unit Size
Per Resident



[Fig. 4.15] Average Floor Area per Subdivided Unit Resident by Household Size in 2021.
Source: "*Thematic Report : Persons Living in Subdivided Units*" 2023. Census and Statistics Department.

It is estimated that every resident in subdivided Sham Shui Po units has to live in an area of 6 m^2s[27]. That is far lower compared to the citywide average of 16 m^2s[28] per individual. This is a reduction in living space by 62.5% for those in subdivided units. When compared to residents in private residential accommodations, this becomes even wider, with individuals in subdivided units occupying 66.6% less space on average[29].

A further comparison by household size indicates that subdivided units are a more alarming situation: the average floor area per resident for single residents is 10.8 m^2s[30]. Once the household size increases, the living space per capita has plummeted. Where two persons share a subdivided unit, this available space for each resident falls dramatically to as low as 5.8 m^2s-nearly a 50 percent decrease[31] compared with the residents who live alone. This indicates that the total area of the apartment does not increase proportionally with the number of occupants, thus increasing overcrowding and exacerbating an already critical living condition.

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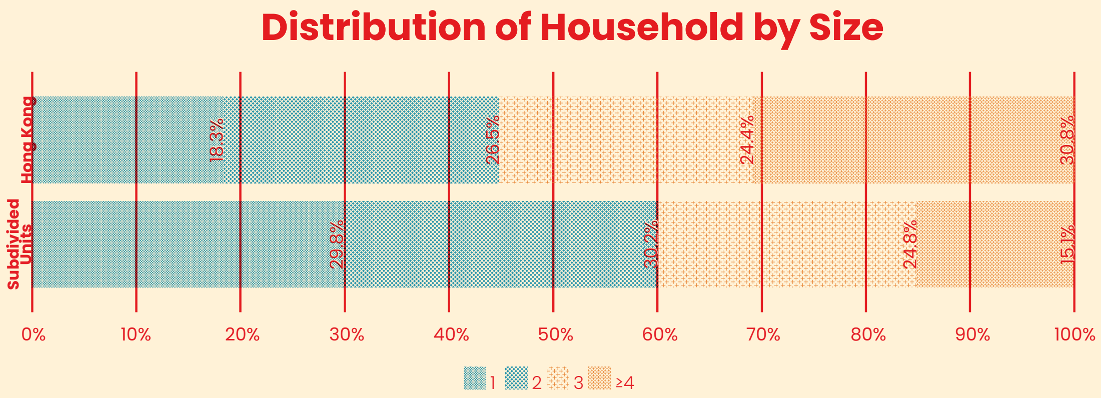
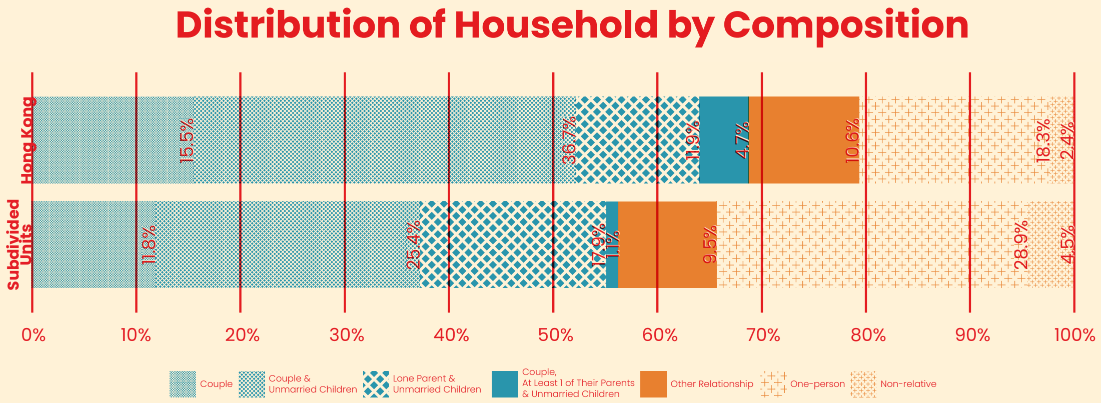
[27] Census and Statistics Department. 2023. *Thematic Report: Persons Living in Subdivided Units.* Hong Kong.
[28] Ibid.
[29] Ibid.
[30] Ibid.
[31] Ibid.



[Fig. 4.16] Distribution of Subdivided Unit & All Household by Size in 2021.
Source: "*Thematic Report : Persons Living in Subdivided Units*" 2023. Census and Statistics Department.



[Fig. 4.17] Distribution of Subdivided Unit & All Household by Composition in 2021.
Source: "*Thematic Report : Persons Living in Subdivided Units*" 2023. Census and Statistics Department.

Smaller household sizes dominate in subdivided unit households. One-person and two-person households account for each approximately 60%[32] of all subdivided unit households, a significantly higher share rate than 45%[33] in Hong Kong as a whole. This disparity is largely because the small-sized subdivided units make it rather inconvenient for large groups of people to be able to coexist under such a confined space. Yet, on the other hand, it is remarkable that 15.1% of subdivided unit households comprise four or more persons[34] to indicate how seriously overcrowded some families exist in their living rooms.

By structure of households, subdivided unit households also depict a different social composition compared with the whole population. For example, the percent nonrelatives co-residing in subdivided units is nearly two times the average in the city, 4.5% versus 2.4%[35]. This might just suggest that individuals have a higher likelihood to share space with nonrelatives, perhaps out of economic pressures to economize on rentals. Subdivided units also include a disproportionately high percentage of single-parent households, with 17.9% of the households in subdivided units being headed by a lone parent, compared with 11.9% across Hong Kong[36]. That reflects the particular vulnerability of single-parent families, who-owing to economic pressures and lack of affordable housing-might be forced to live in subdivided units.

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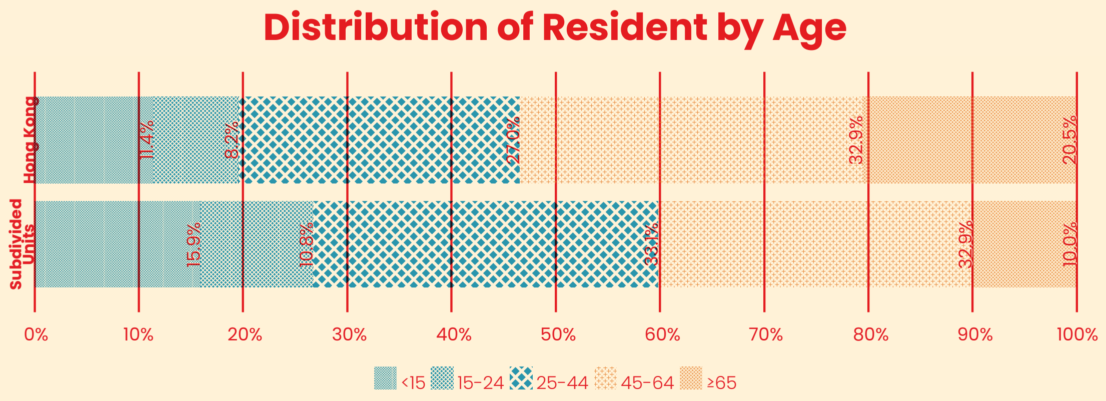
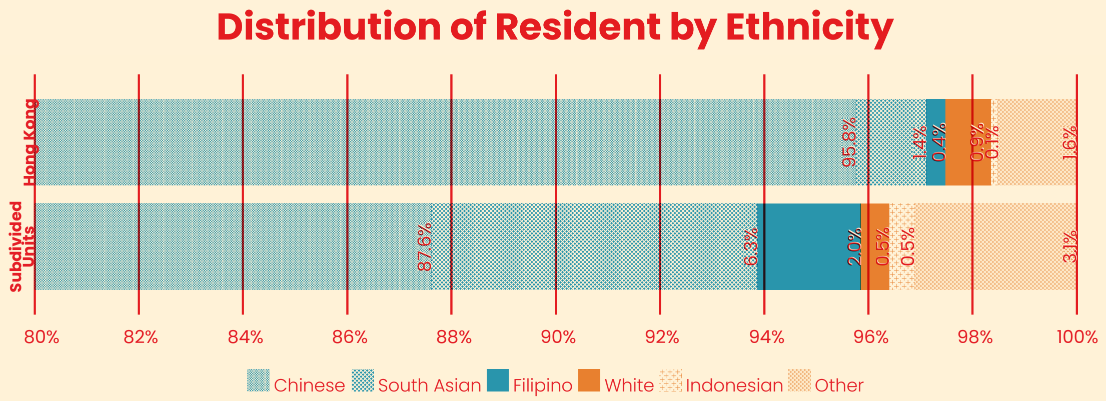
[32] Census and Statistics Department. 2023. *Thematic Report: Persons Living in Subdivided Units.* Hong Kong.
[33] Ibid.
[34] Ibid.
[35] Ibid.
[36] Ibid.

4.3.3 Population



[Fig. 4.18] Distribution of Subdivided Unit Resident by Age in 2021.
Source: "*Thematic Report : Persons Living in Subdivided Units*" 2023. Census and Statistics Department.



[Fig. 4.19] Distribution of Subdivided Unit Resident by Ethnicity in 2021.
Source: "*Thematic Report : Persons Living in Subdivided Units*" 2023. Census and Statistics Department.

Residents living in subdivided units are much younger as compared to the general population of Hong Kong. As many as 60% of residents in subdivided flats are below the age of 45 years[37], whereas only 45% of Hong Kong's overall population falls within this age bracket[38]. For example, the age bracket starting from 25-44 constitutes 33.1% in the subdivided flat residents. In the general population of Hong Kong, the corresponding age bracket occupies 27%[39]. This suggests that subdivided units are mainly taking in more younger working-age people, likely reflecting an economic constraint forcing them out of larger and/or more traditional types of housing.

Besides that, subdivided units housed a more ethnically diverse population. For instance, South Asians formed 6.3% of the subdivided units population, as opposed to 1.4% of the whole Hong Kong population[40]. Other ethnic minorities also made up a higher proportion in subdivided units at 6.1%, as opposed to 3% in the whole city[41]. This demographic trend underlines the intersection between housing affordability problems and ethnicity, given the gross overrepresentation of ethnic minorities from South Asia in such substandard living conditions. The data illustrate economic vulnerabilities but also broader social disparities among the residents of subdivided flats in Hong Kong.

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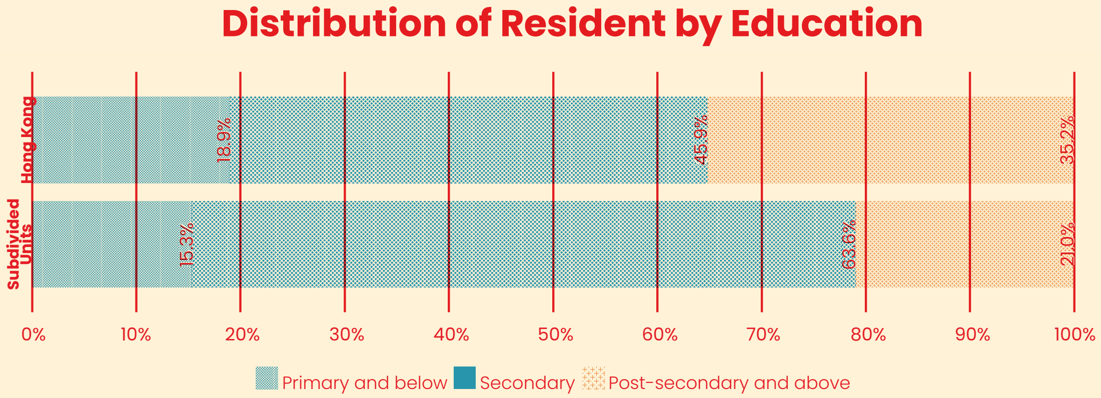
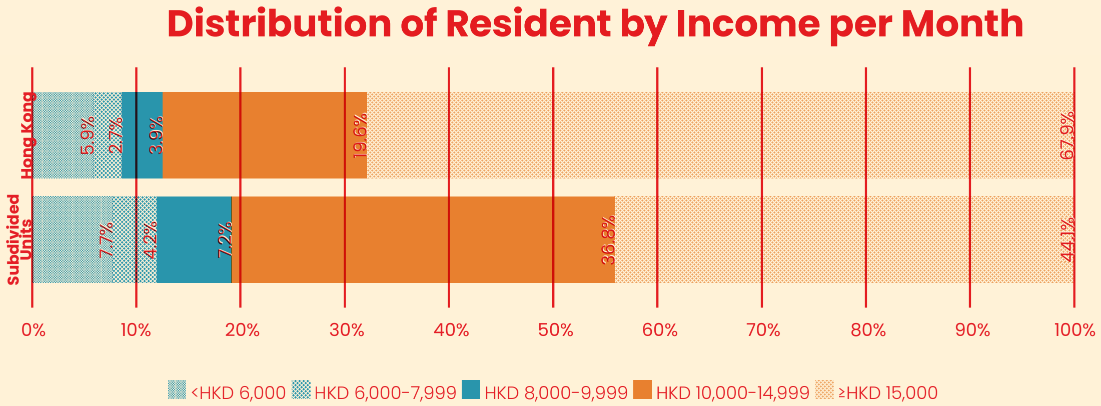
[37] Census and Statistics Department. 2023. *Thematic Report: Persons Living in Subdivided Units.* Hong Kong.
[38] Ibid.
[39] Ibid.
[40] Ibid.
[41] Ibid.



[Fig. 4.20] Distribution of Subdivided Unit Household by Education in 2021.
Source: "*Thematic Report : Persons Living in Subdivided Units*" 2023. Census and Statistics Department.



[Fig. 4.21] Distribution of Subdivided Unit Household by Income in 2021.
Source: "*Thematic Report : Persons Living in Subdivided Units*" 2023. Census and Statistics Department.

Among residents living in subdivided units, their attainment of education is so much lower as compared to the general population of Hong Kong. Only 21% of the residents from subdivided units have achieved higher education[42]-a figure which is significantly lower compared to 35.2%[43] seen in the wider population of Hong Kong. This disparity in educational attainment doubtless contributes to the difficult living conditions in subdivided units, since lower education levels can make people suffer in employment opportunities and, subsequently, keep them at lower-income levels with restricted access to better housing.

This is further reflected in the income distribution of subdivided unit residents. A staggering 55.9% of residents in subdivided flats earn less than HKD 15,000 per month, in comparison to 32.1% of the general population[44]. The largest proportion of subdivided unit residents were those earning an income between HKD 10,000-14,999-a total of 36.8% within this group[45]. These figures show the economic burden this population must live with, as modest financial resources force individuals and families into accommodations that are much smaller. The lower income levels also may reflect the large number of low-income workers who cannot afford Hong Kong's more expensive housing, hence entrenching the socio-economic divide even further.

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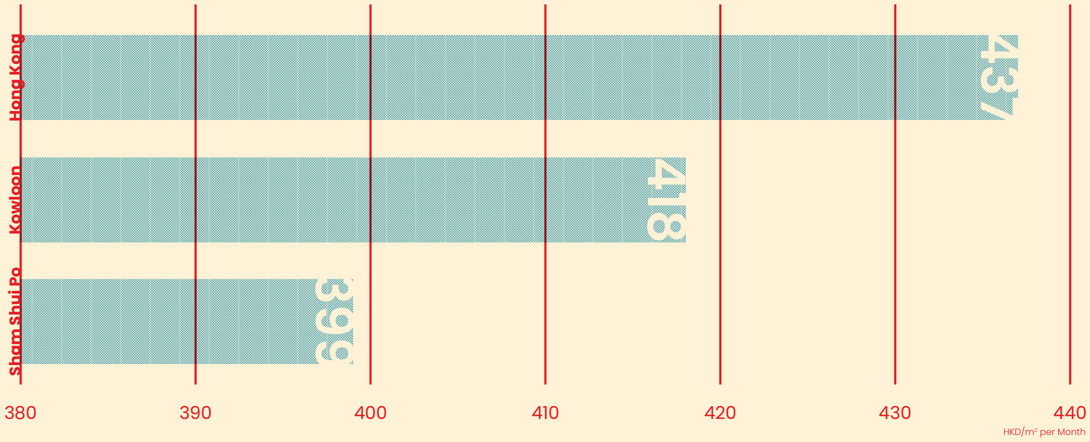
[42] Census and Statistics Department. 2023. *Thematic Report: Persons Living in Subdivided Units*. Hong Kong.
[43] Ibid.
[44] Ibid.
[45] Ibid.

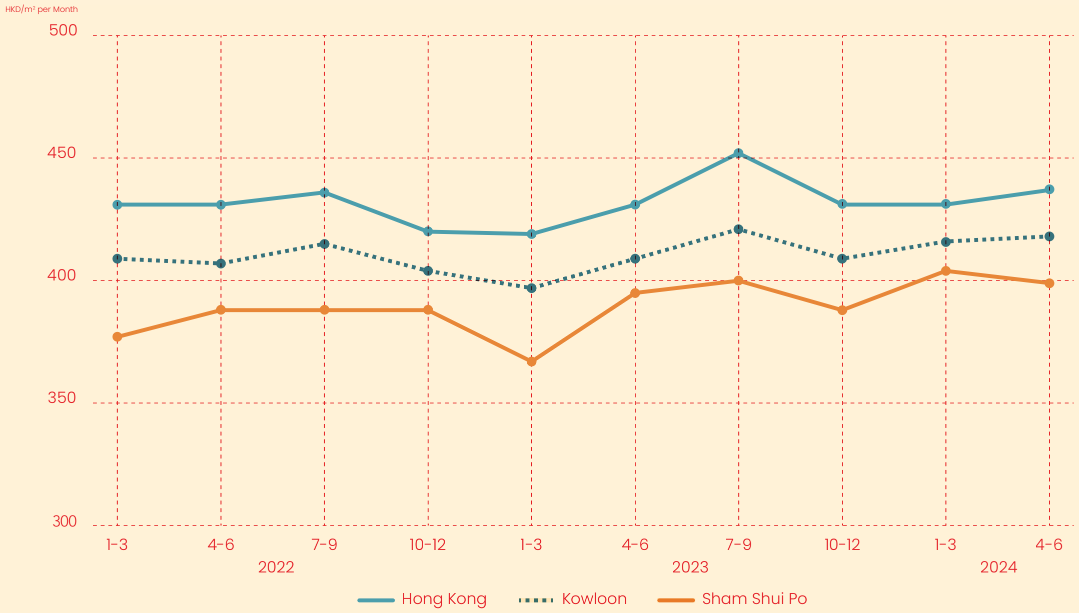
4.3.4 Median Rent

Subdivided Units - Median Rents



[Fig. 4.22] Median Monthly Rent of Subdivided Unit in second quarter of 2024.
Source: *"Subdivided Units - Median Rents By Area And District"* Rating and Valuation Department, 2024.

Trend of Subdivided Units Rent by m2 per Month in 2022-2024



[Fig. 4.23] Trend of Median Monthly Rent of Subdivided Unit from 2022 to second quarter of 2024.
Source: *"Subdivided Units - Median Rents By Area And District"* Rating and Valuation Department, 2024.

At Sham Shui Po, the average rent of subdivided flats reached HKD 399 per m^2[46] in the second quarter of 2024, which is about 9% below the Hong Kong average of HKD 437 per m^2[47].

In the past two years, Sham Shui Po showed a slight increase in rental prices, rising from the first quarter of 2022's average of HKD 377 per m^2[48] to HKD 399 per m^2[49] in the second quarter of 2024, a 5% rise. However, the trend has been the steepest decline since early Q1 of 2024.

Meanwhile, the larger Hong Kong market was recording a much steadier pace. The average rent in the first quarter in the whole of Hong Kong stood at HKD 431 per square foot[50], while in the second quarter, it edged up slightly to HKD 437[51]. Although that has been only a modest increase, the trend shows a steadily increasing rent price since the third quarter of 2023. Sham Shui Po is still slightly less expensive than the rest of the city, but the pressure on rental prices is strongly exerted in both the district and Hong Kong as a whole.

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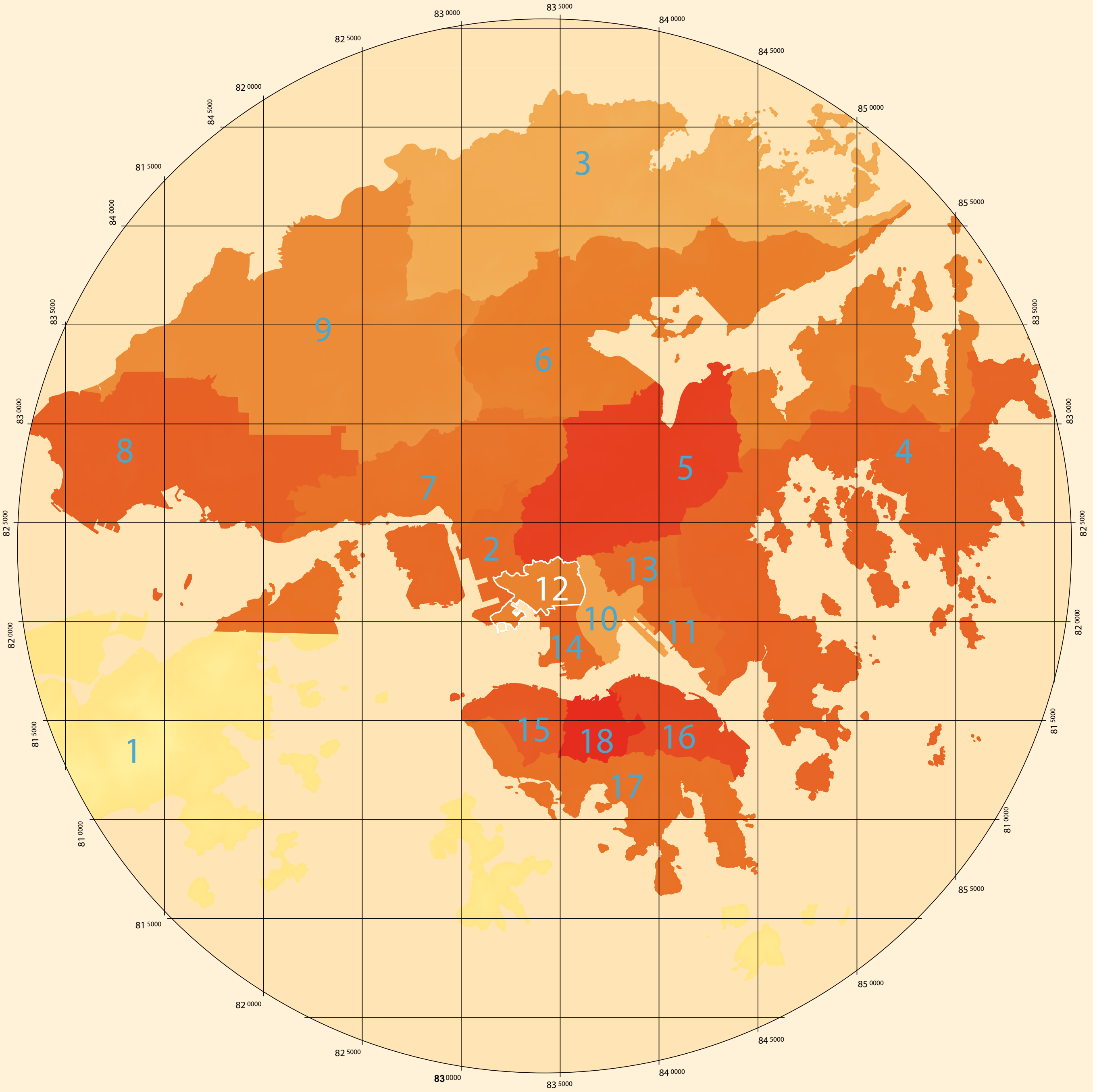
[46] Rating and Valuation Department. 2024. *Subdivided Units - Median Rents By Area And District.* Hong Kong.
[47] Ibid.
[48] Ibid.
[49] Ibid.
[50] Ibid.
[51] Ibid.

2024 Median Monthly Subdivided Units Rent : *Hong Kong*

By District



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New Territories	Median Monthly SDU Rent (HKD/m²)
1 Islands	300
2 Kwai Tsing	449
3 North	359
4 Sai Kung	463
5 Sha Tin	555
6 Tai Po	404
7 Tsuen Wan	431
8 Tuen Mun	474
9 Yuen Long	389
Kowloon	
10 Kowloon City	367
11 Kwun Tong	438
12 Sham Shui Po	399
13 Wong Tai Sin	450
14 Yau Tsim Mong	447
Hong Kong Island	
15 Central & Western	492
16 Eastern	529
17 Southern	431
18 Wan Chai	607

Median Monthly
SDU Rent

300

650

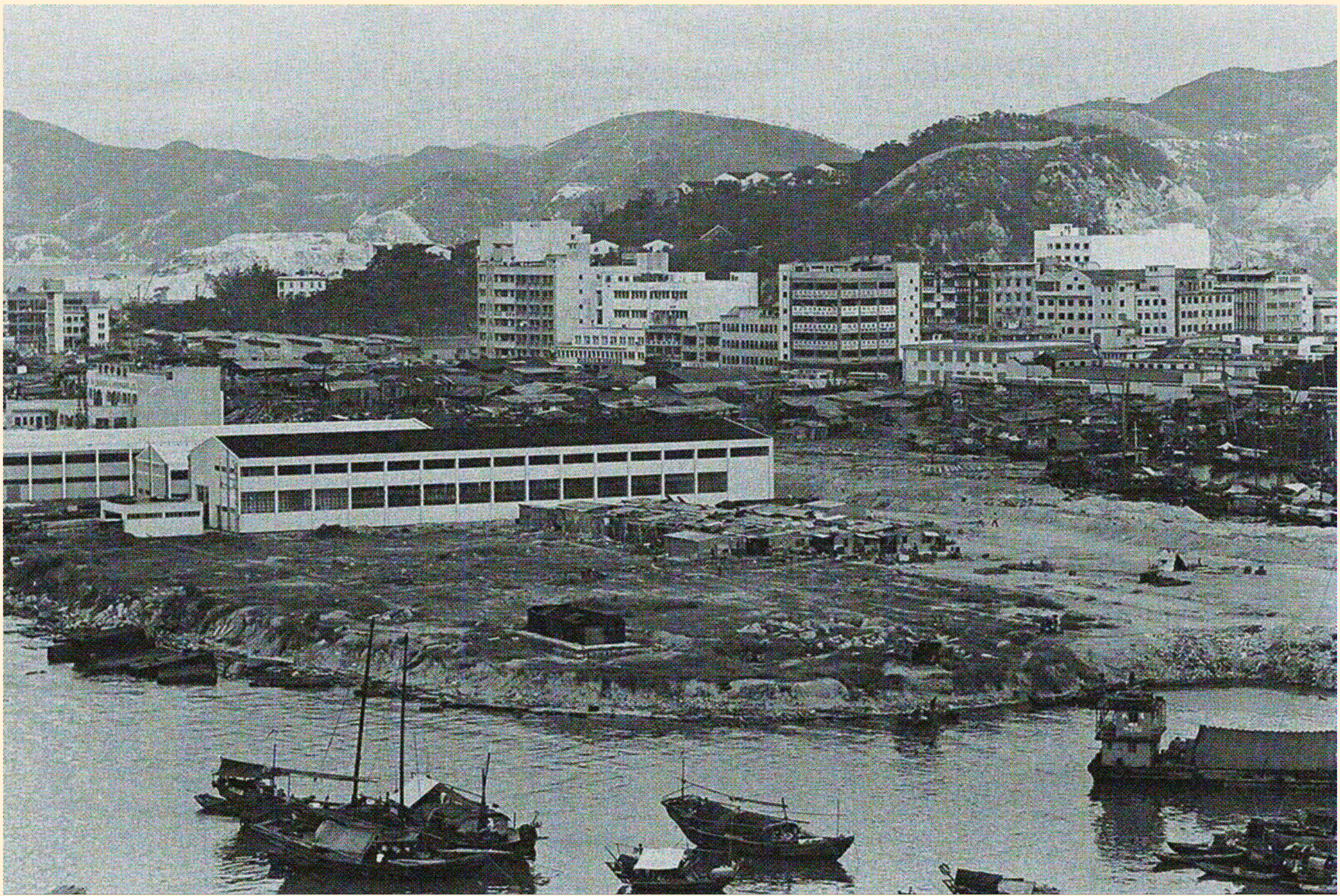
HKD/m²

0 2.5 5 7.5 10

Source: Rating and Valuation Department
Layer: Subdivided Units - Median Rents By Area And District
Data Type: Excel
Updated Date: 01/2023

Sham Shui Po is one of the cheapest areas for considering subdivided flat rentals, averaging HKD 399 per sqm a month. It ranks cheaper compared with most other districts on the Kowloon Peninsula, second only to Kowloon City. This sets Sham Shui Po at an average of about 24% cheaper compared to the nearby district of Yau Tsim Mong, which had HKD 447 per m².

Affordability underlines the tough economic condition of many residents living in Sham Shui Po, as the lower rent is usually characterized by poorer living conditions such as smaller unit sizes and shared facilities. Even though Sham Shui Po is cheaper when compared to its nearby districts, subdivided flats are very costly and heavies the financial burden on low-income households, many of whom are struggling to create enough living space and amenities within their homes.



[Fig. 4.24] Industrial buildings in 1965.
Source: *Old Photos of Hong Kong (1961-1969), Lands Department*, 2022.

Sham Shui Po district contains few traditional office buildings but has a large number of industrial buildings. After the transition of Hong Kong's economy in the 1980s, with many factories relocating their manufacturing processes abroad[52], these industrial buildings became vacant. Companies thus saw a good opportunity to convert them for office use since there was no longer high demand for industrial production within the city.

Today, Sham Shui Po has become a daily destination for the working class, while many startups and smaller enterprises decided to open offices in these post-industrial buildings. Generally speaking, older age and less luxurious finishes mean lower rents compared to traditional office towers. The affordability factor is combined with a no-frills functional environment that makes it additionally attractive for startups and other small businesses trying to minimize overhead expenses while establishing a presence in the city.

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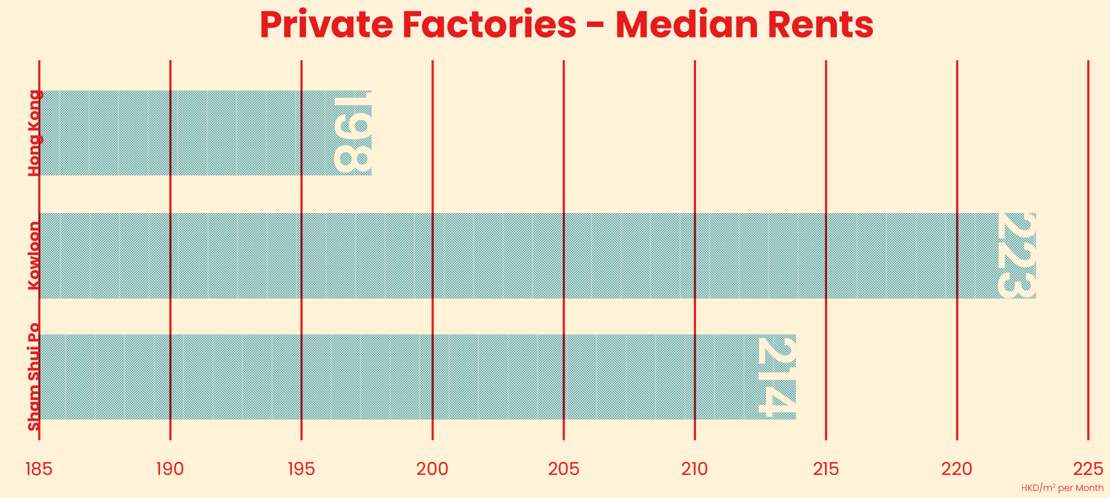
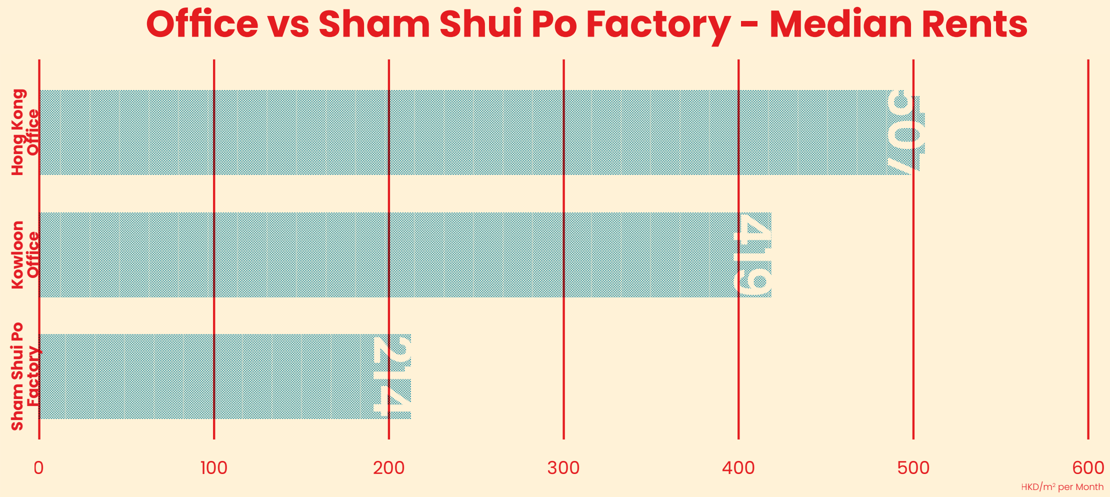
[52] John M. Carroll. 2007. *A Concise History of Hong Kong*. (Cit.) chap.7, epub.

4.4.1 Average Monthly Rent



[Fig. 4.25] Median Monthly Rent of Private Factory in 2023.
Source: *"Private Flatted Factories - Average Rents And Prices"* Rating and Valuation Department, 2024.



[Fig. 4.26] Median Monthly Rent of Shum Shui Po Private Factory vs All Hong Kong Office in 2023.
Source: *"Private Flatted Factories - Average Rents And Prices"* Rating and Valuation Department, 2024.
"Private Offices - Average Rents And Prices" Rating and Valuation Department, 2024.

Data from 28hse.com for office property listings in Sham Shui Po, from August 28 to September 27, 2024. Some further filtering was done to contain the target range of office unit sizes for this research between 28m² to 186m² (300ft² to 2,000ft²), a typical office size range in Hong Kong. After filtering out duplicate listings, a total of 215 unique rental office spaces were found to be within the Sham Shui Po district[53].

Sham Shui Po has a particular rental price for factory units that is much higher than the general average factory rent in Hong Kong. From recent data available, the cost per m² was HKD 214 per month in Sham Shui Po, while the average was HKD 198 per m² monthly[54] in Hong Kong as a whole. This represents a considerable 8% premium over general factory rental prices in the city.

On the other hand, office rentals in Hong Kong compared to rentals of factory spaces for office use are much pricier. For example, Sham Shui Po commands a relatively cheaper HKD 214 per m² for the rental of a factory unit for office use, while the average cost of office rent in Hong Kong was HKD 507 per m² a month[55]. This means that traditional office space in other locations is 58% more costly than using one of the factory units for office space in Sham Shui Po. Reasons this disparity in prices exists demonstrate why Sham Shui Po has begun to become an attractive option for startups and smaller enterprise businesses because they are able to find cheaper office space in facilities converted from industrial buildings without the increase in costs seen in traditional office districts.

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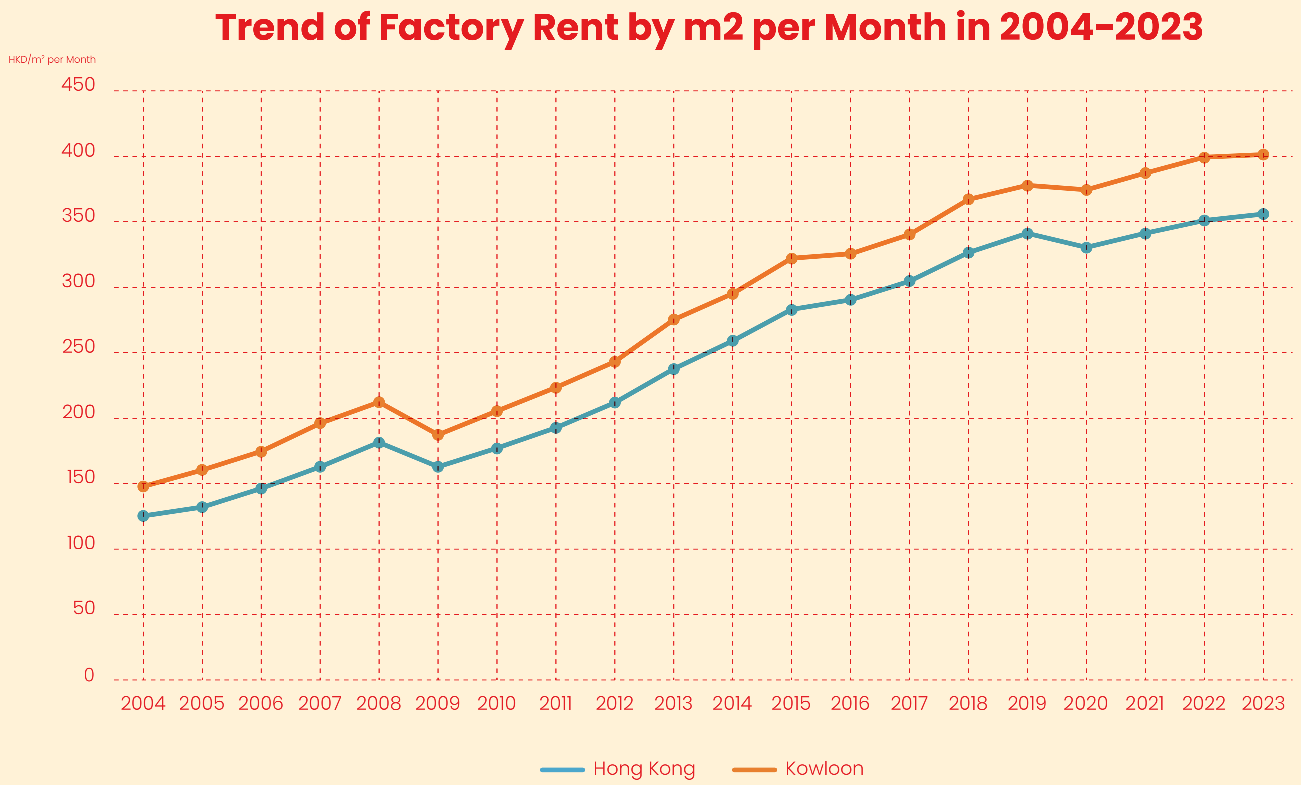
[53] 28Hse.. 2024 *28Hse - Property for rent and sale in Hong Kong.* Accessed September 25, 2024. https://www.28hse.com .
[54] Rating and Valuation Department. 2024. *Private Flatted Factories - Average Rents And Price.* Hong Kong.
[55] Rating and Valuation Department. 2024. *Private Offices - Average Rents And Prices..* Hong Kong.



[Fig. 4.27] Trend of Average Rents of Factory by m^2 per month from 2004 to 2023.
Source: *"Private Flatted Factories - Average Rents And Prices"* Rating and Valuation Department, 2024.

This upward trend in the Lopgle Factory Rent prices of Hong Kong over the past two decades has been complementing wider economic developments and demand for space. Apart from the brief declines during the 2008 financial crisis and the COVID-19 pandemic last year, this trend has been moving upward. Rates immediately bounce back after short-term reversals. In 2004, the rent for factory spaces averaged HK$ 70 per m^2 every month[56], while in 2023, it increased to HK$ 198 per m^2[57], a very substantial 182% rise within almost 20 years.

Meanwhile, the Kowloon factory rental market has followed suit. Although the price levels have always been well above the Hong Kong average[58]. In 2023, the price for which factory rentals were offered in Kowloon stood at 11% over the citywide average. Where the Kowloon factory rents stood at HKD 82 per m^2 per month during 2004[59], that is, at HKD 223 per m^2 in 2023, thus recording an increase of 172%[60] within the same period, this consistent price increase is indicative that demand for factory space, specifically office conversions and other adaptive reuses, though the face of industry may be changing, stays strong.

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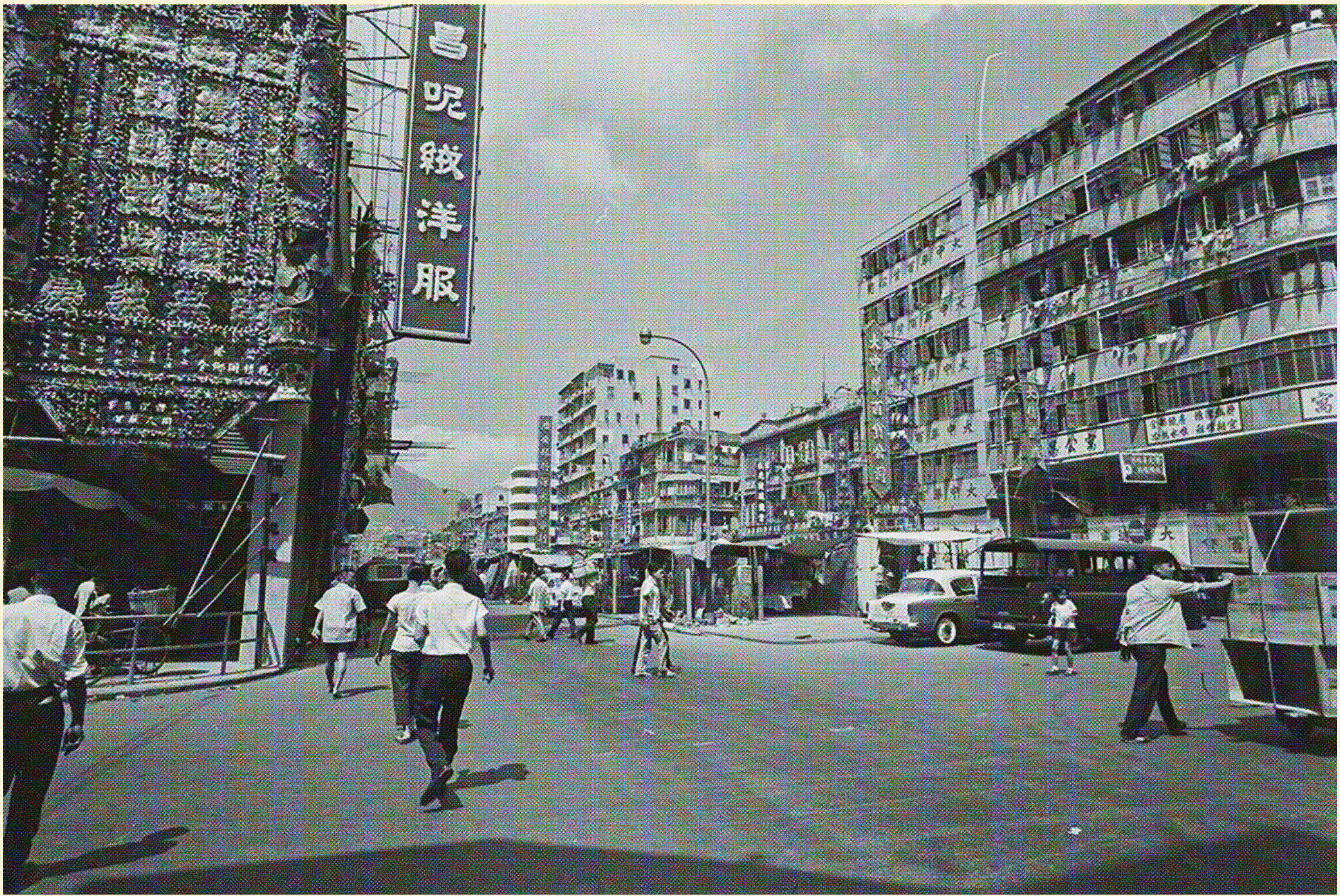
[56] Rating and Valuation Department. 2024. *Private Flatted Factories - Average Rents And Price.* Hong Kong.
[57] Ibid.
[58] Ibid.
[59] Ibid.
[60] Ibid.

4.5 Private Retail



[Fig. 4.28] Sham Shui Po in 1962.
Source: *Old Photos of Hong Kong (1961-1969), Lands Department*, 2022.

The commercial history of Sham Shui Po is long-standing, hailing back to the period of settlement after World War II, with different types of shops emerging at that time in various areas of the district. Historically, the most prosperous sections were Pei Ho Street, Tai Nan Street, Lai Chi Kok Road, and the markets. The rich trading market, located between Guilin Street, Pei Ho Street, Kweilin Street, and Tai Nan Street, is a survuval of history-a place to conduct local bidness with traders mainly engaged in selling fruits and vegetables.[61]

Today, Sham Shui Po is still home to some of the busiest streets in all of Hong Kong. Most of the shops in this district occupy the bases of the tenements, whereas street stalls sell a whole conglomeration of items, from computer parts and tech accessories to stationery, toys, leather, or textile supplies. The commercial tone of the district comes off as sweeping with a few of the largest department stores like the Dragon Centre and the Golden Computer Centre-the former offers a range of shops and restaurants whilst the latter is a renowned "pwdestiny" for all things computerized. These commercial shelves pull in the sights and sounds of a district teeming with local markets, street vendors, and an ever-lively retail scene that has evolved always in tune with the tides of its historical past.

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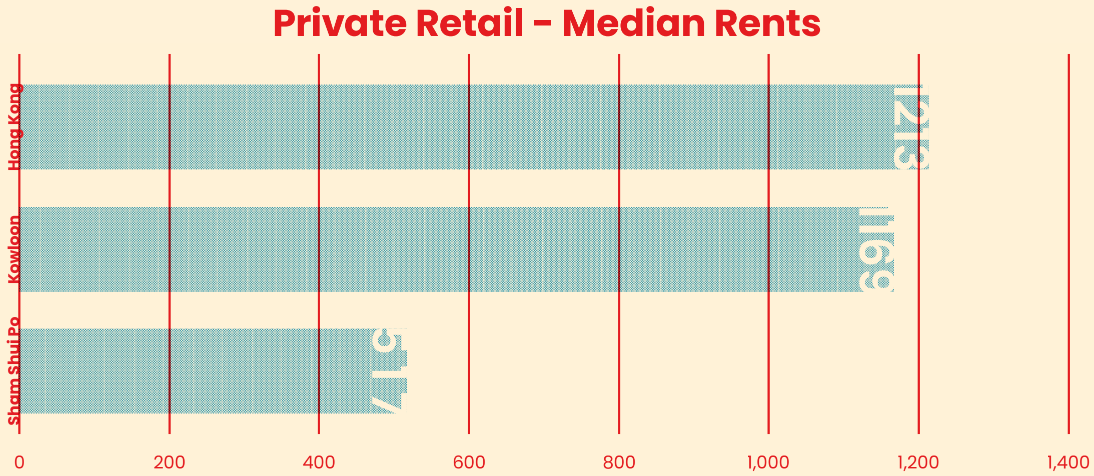
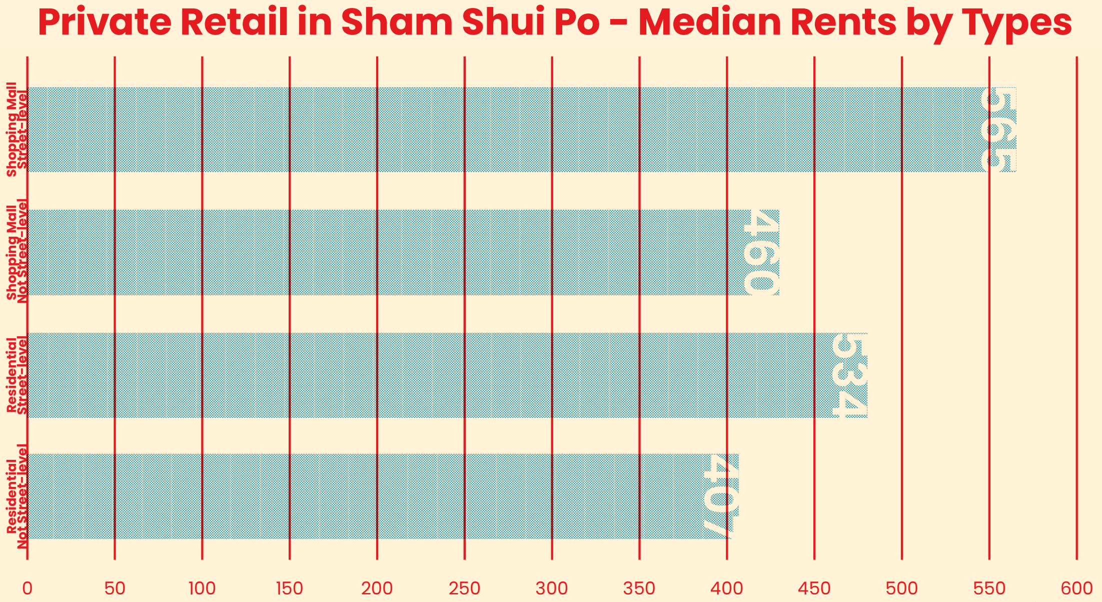
[61] Ping-Wa Leung. 2011. *Heritage Of Sham Shui Po District.* Hong Kong, (Cit.) p.48.



[Fig. 4.29] Median Monthly Rent of Private Factory in 2023.
Source: *"Private Retail - Average Rents And Prices"* Rating and Valuation Department, 2024.



[Fig. 4.30] Median Monthly Rent of Shum Shui Po Retail by Types in August 2024.
Source: *28hse.com*

This section covers an analysis about Sham Shui Po retail property listings from 28 August to 27 September 2024 based on 28hse.com. Their store units have listed up to a maximum of 279m², which is the average area for retail premises in Hong-Kong. After removal of duplicate entries, the actual number of unique rental retail spaces in Sham Shui Po was 47[62].

Compared to the general average in Hong Kong, Sham Shui Po has usually lower retail rental prices. For Sham Shui Po, retail rents came in at HKD 517 per m² per month[63], while for Hong Kong as a whole, it reached HKD 1,213 per m² per month[64]. At Sham Shui Po, this represents a bigger 57% lower retail price compared to the average retail price in Hong Kong, a testament to its status as one of the poorer districts.

Of these postings, 39 were for stores outside of shopping malls[65], which is indicative of the district's signature street retail, where so many shops are on the ground levels of residential buildings or free-standing commercial ones. Only 12 of these listings were for retail spaces inside shopping malls, which would tend to indicate that while Sham Shui Po does contain some formal retail centers, much of its commerce remains outside large shopping complexes and perpetuates the district's traditional market-based and street-vendor culture.

Comparing all kinds of retail stores in Sham Shui Po, it can be stated that street-level locations are more expensive than others, especially in the case of those which fall within shopping malls. Indeed, a street-level store inside a shopping mall is the most expensive type of retail space, with a rent of HKD 565 per m² monthly. In contrast, a store that is not at street level and not in a shopping mall would be the cheapest, which would cost HKD 407 per m² per month[66], or 38% cheaper compared to the most expensive. This indicates that visibility and location have great influences on the rental prices, which means the street-level and shopping-mall stores can charge high prices due to the potential huge human flow passing by or around them.

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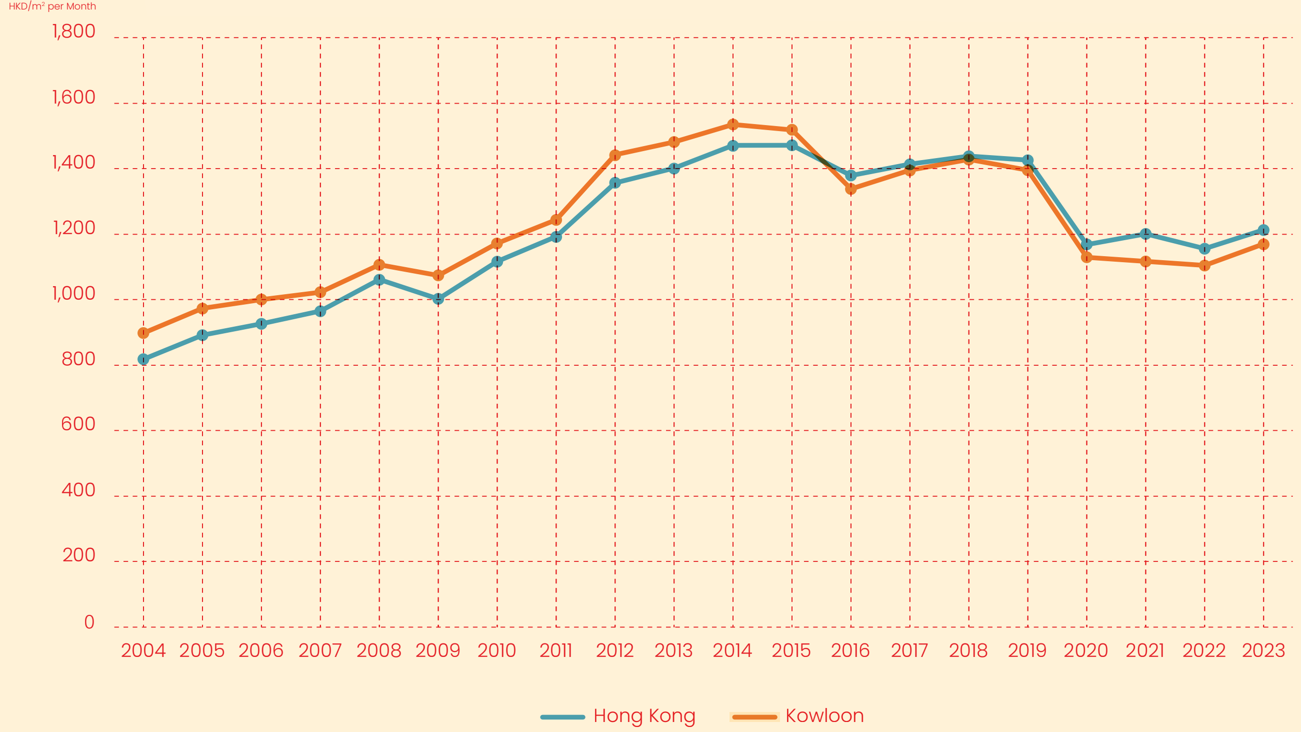
[62] 28Hse.. 2024 *28Hse - Property for rent and sale in Hong Kong*. Accessed September 25, 2024. https://www.28hse.com .
[63] Rating and Valuation Department. 2024. *Private Retail - Average Rents And Prices*. Hong Kong.
[64] 28Hse.. 2024 *28Hse - Property for rent and sale in Hong Kong*. Accessed September 25, 2024. https://www.28hse.com .
[65] Ibid.
[66] Ibid.

Trend of Retail Rent by m2 per Month in 2004-2023



[Fig. 4.31] Trend of Average Rents of Retail by m² per month from 2004 to 2023.
Source: *"Private Retail - Average Rents And Prices"* Rating and Valuation Department, 2024.

Starting from the early 2000s and up to 2009, in general, the retail rental prices in Hong Kong kept gaining. However, this rate showed a sharp drop due to the financial crisis. Then it turned upwards again and reached in 2016 a level comparable to that in 2012. Rents then stabilized up until the COVID-19 pandemic reached Hong Kong in 2020. After the pandemic started, it had stagnated to 2023. Compared with 20 years ago, retail rents have surged 48% in Hong Kong-from HK$ 817 per m² per month in early 2003[67] to HK$1,213 per m² per month in 2023[68]. In fact, retail rents are far more steady compared to office or residential properties.

The retail rents in Kowloon were always higher than the overall average until they fell below the Hong Kong average in 2016. In 2023, retail rents in Kowloon were 3.7% below the overall average at HK$1,169 per m² a month[69], indicative of a relative softening when compared to the broader city.

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[67] Rating and Valuation Department. 2024. *Private Retail - Average Rents And Prices.* Hong Kong.
[68] Ibid.
[69] Ibid.

4.6 Conclusion

Sham Shui Po is one of the oldest, most densely populated areas in Hong Kong, comprising aging tenement buildings, public housing estates, and former industrial structures. Traditionally a low-income area, over the last decade or so, it has become increasingly developed and gentrified.

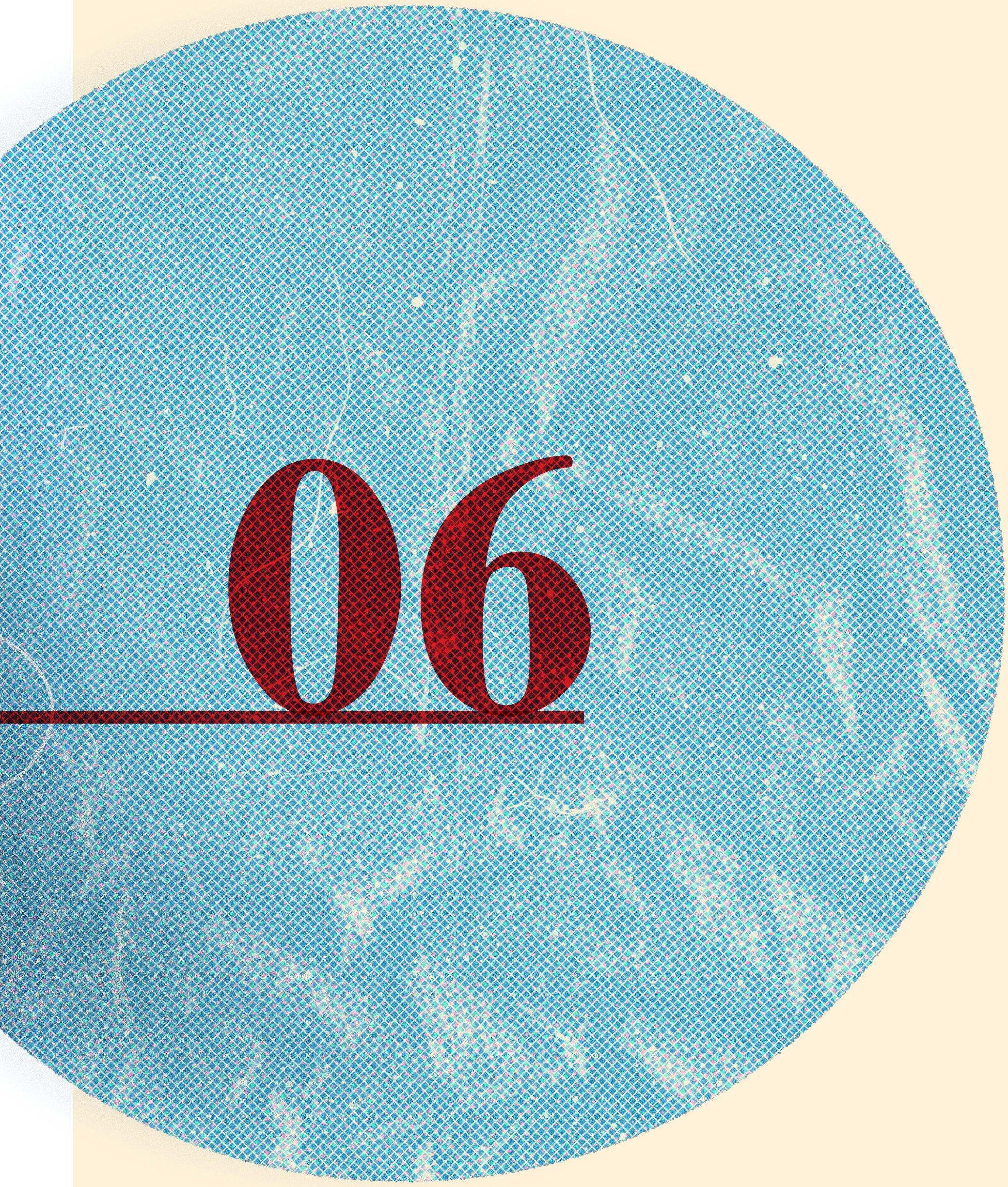
Key Concern

Housing Costs and Affordability: Although Sham Shui Po is comparatively higher in property prices on a per-square-meter basis, because of the area size, the district remains relatively more reasonable when it comes to general rent. The median monthly rent, which stood at HKD 3,240, was comparably low compared to the median rent in nearby urban regions, such as Yau Tsim Mong, which reached as high as HKD 7,000. Yet, this often comes at the cost of space, as the higher HKD 493 rentals per meter are 26.7% above the city average and thus unaffordable for households with low incomes. The median floor area per household in Sham Shui Po is 34 m², compared to the Hong Kong average of 40 m², which indicates the overcrowded living condition that lower-income residents often face.

Subdivided Units: Subdivided flats are widespread in Sham Shui Po, offering options for those looking for low-cost housing across a market that is in high demand. These units, averaging just 11 m², are poor ventilate, and lack of amenities such as bathrooms or kitchens, residents are forced to share facilities, escalating health and sanitation risks. The prevalence of subdivided units speaks to the broader affordability issues facing the area, with housing options for working-class residents seriously limited and quite suboptimal in nature.

Commercial Property: Reflecting the area's appeal to budget-conscious businesses, Sham Shui Po adapted many former factory spaces into office use, renting for HKD 214 per m²–58% below the citywide average of HKD 507 per m². The district's retail space thus offers more budget-friendly options, averaging HKD 517 per m², which stands at approximately 57% below the average retail rent of HKD 1,213 per m² across Hong Kong. This relatively low cost makes Sham Shui Po one of the highly sought-after places for small businesses and retailers who prefer places that offer inexpensive options.

These dynamics reflect the complex balance of rising property values with housing affordability and socio-economic impacts in Sham Shui Po, underlining both opportunities and challenges for the low-income residents and small businesses in the district.



06

SWOT

6.1 Hong Kong

Macro Themes	Strengths	Weaknesses	Opportunities	Threats	Importance	Notes
Population	**A considerable portion of Hong Kong's population holds higher education degrees.** According to the 2021 Population Census, 34.5% of residents possess qualifications beyond high school,[1] providing the labor force with essential skills for a range of sectors.	Like other big cities, **HHong Kong is no exception to the increasing aging population.** According to the 2021 Census, 20.5% of the population is 65 or older, while only 12.1% are under the age of 15.[2] While the elderly population increases, that of working age decreases. This might lead to labor shortages in different sectors.	Despite the current low birth rate in Hong Kong, other factors persist to drive population dynamics. **So far, 44,000 individuals have migrated into Hong Kong** under the Chinese One-way Permit scheme to date, **mid-2024.**[3] **Such new residents compensate for the loss resulting from the out-migration of local residents or other demographic losses.** The holders of the One-way Permit, mostly from Mainland China, help stabilize the population. It carries with it an assurance of economic and social integration in a reducing population.	In the last couple of years, **there has been a marked increase in the number of Hong Kong residents who have migrated to other countries**, by political and economic variables. By mid-2024, the figure stood at 30,200 immigrants.[4] Political instability, among other reasons, and changes in governance have forced individuals and families to move to other countries in pursuit of more secure environments. Besides that, economic uncertainties-a rise in the cost of living and job market difficulties-have further contributed to the outward migration trend.	**Medium**	1 Hong Kong Census and Statistics Department. 2023. "Table E2021A : 2021 Population Census - Main Tables (Demographic)" *2021 Population Census.* Hong Kong. 2 Ibid. 3 Hong Kong Census and Statistics Department. 2024. "Table 110-01003: Population Growth by Component" *Population Estimates.* Hong Kong. 4 Ibid. 5 Hong Kong Census and Statistics Department. 2023. "Table E2021A : 2021 Population Census - Main Tables (Demographic)" *2021 Population Census.* Hong Kong 6 Ibid. 7 Agriculture, Fisheries and Conservation Department. 2024. "Hong Kong : The Facts - Country Parks And Special Areas" *Country and marine parks.* Accessed September 25, 2024. https://www.afcd.gov.hk/english/country/cou_lea/the_facts.html . 8 Hong Kong Census and Statistics Department. 2024. "Table 990-92072 : Fresh water supplies and consumption." Hong Kong.. 9 Electrical and Mechanical Services Department. 2002. *Study on the Potential Applications of Renewable Energy in Hong Kong.* Hong Kong. p.8.. 10 WWF. 2016. *Flawed EIA Underestimated High Coverage of Globally Rare Corals at Third Runway Site WWF Urges Airport Authority to Immediately Halt Third Runway Construction.* Press release. https://www.wwf.org.hk/en/. .
	It is a highly diversified population in its ethnic, cultural, and national composition, as approximately 8.35% of its inhabitants are of non-Chinese origin.[5] This cultural diversity brings dynamism to society, and it increases the stimulation that enables creativity, fosters innovation, and allows the intersection of cultures. **The diversity strengthens the competitiveness of the region internationally due to the possibility of an enriching exchange on a grand scale** while innovating in various sectors becomes more viable.	**The population increase in Hong Kong has slowed down in recent years, primarily influenced by the decreasing birth rate; the region is moving closer to demographic stagnation.** Compared to 2016, the population grew only by 0.2% in 2021.[6] If this tendency goes on further, **in the future, Hong Kong will face negative growth**: the number of emigrants or those who have died is greater than that of births or those who have arrived-the signal for long-term possible demographic problems may be on.				
Natural Resources	About 40% of the land in Hong Kong is legally set aside as country parks or nature reserves, standing at 44,842 hectares.[7] **These provide for quite an important way of conserving regional biodiversity through the preservation of flora and fauna.** Country parks and special areas provide valuable opportunities for eco-tourism and outdoor recreation, offering residents and visitors spaces for activities.	There is a limited supply of fresh water within Hong Kong, and **Hong Kong imports supplies from mainland China**. It has been projected that Hong Kong imported about 820 million cubic meters of fresh water from Guangdong Province in the year 2023 and made up 56.7% of the city's total freshwater supply.[8] Since Hong Kong relies on its supplies of water from mainland China, it will therefore be susceptible to external interruptions.	**Hong Kong is uniquely situated in regard to wind and tidal energy resources because of its coastline and mountainous regions.** Mountain peaks in the eastern part of Hong Kong present promising sites for wind energy exploration, with wind resources above 600 watts per m².[9] Additionally, **with its long coastline and periodic pattern of wind blowing, the city is immensely viable for generating offshore wind farms,** which would further extend the capability of renewable energy development in this city. All these can give an opportunity for capturing sustainable energy development in Hong Kong.	**Loss of natural habitats is undermining biodiversity.** This, in turn, can destabilize ecosystems and reduce their ability to provide fundamental services that include clean water, air filtration, and climate control. TThe development of the Third Runway at Hong Kong International Airport affected the habitat of the globally rare coral species Guaiagorgia sp., with approximately 20% of its coverage or about 6,400 colonies within the footprint of the development area.[10] This could raise some serious concerns with biodiversity preservation in the area concerned.	**LOW**	

Macro Themes	Strengths	Weaknesses	Opportunities	Threats	Importance	Notes
Climate	The winters are mild and pleasant for everyone in Hong Kong. According to the Hong Kong Observatory, from 1991 to 2020, the temperature recorded was 16.5 degrees Celsius.[11] **Since this mild winter would entail very low energy demand for heating,** resulting in a more comfortable living environment and lower overall energy consumption.	**Hong Kong's climate is marked by extended, hot, and humid summers**, with average temperatures often exceeding 30°C. Between 1991 and 2020, the Hong Kong Observatory reported an average daily maximum temperature of 31.6 degrees Celsius in July,[12] accompanied by high humidity levels. **These climatic conditions can negatively affect productivity, public health, and overall quality of life**, particularly for vulnerable populations such as the elderly.	Hong Kong's climate also provides a very good opportunity to **develope green building through the use of renewable resource.** Its avarage wind speed reached 26.6 km/h during its peak month[13] and a sunshine duration measured at 1,829.3 hours annually within the years of 1991 to 2020.[14] **In this way, it will be able to minimize energy use by capitalizing on natural ventilation and daylight,** while improving indoor air quality.	**Climate change is increasing the intensity and frequency of heatwaves in Hong Kong.** Comparing from 1884-1913, the average annual number of days over 33°C is 2.2days. And in 1994-2023 was 21.7 days.[15] **Events of extreme temperature have been associated with increased mortality,** particularly among the elderly and individuals with chronic illnesses.	**LOW**	11 Hong Kong Observatory. 2021. "Monthly Meteorological Normals for Hong Kong (1991-2020)" *Climate.* Accessed April 25, 2023. https://www.hko.gov.hk/en/cis/normal/1991_2020/normals.htm 12 Ibid. 13 Ibid. 14 Ibid. 15 Ibid. 16 Ibid. 17 Ibid. 18 Hong Kong Census and Statistics Department. 2024. "Table 410-52002 : Estimated Value and Proportion of Outward Processing Trade (OPT) with the Mainland of China by Broad Commodity Groups." *External Trade.* https://www.censtatd.gov.hk/en/web_table.html?id=410-52002. 19 "HK Port" *Hong Kong Maritime and Port Board*, 2024. https://www.hkmpb.gov.hk/en/port.html (accessed September 25, 2024) 20 Damian Brett. 2024. "Hong Kong remains busiest cargo airport as US hubs struggled" *Air Cargo News.* Accessed September 25, 2024. https://www.aircargonews.net/cargo-airport/hong-kong-remains-busiest-cargo-airport-as-us-hubs-struggled/ . 21 Ibid.
	Hong Kong's comparatively warm climate facilitates an extended growing season. Between 1991 and 2020, the annual average of daily maximum temperatures in the region was 26 degrees Celsius, while the average daily minimum temperature stood at 21.6 degrees Celsius.[16] **This favorable climate conditions are advantageous for plant cultivation, thereby supporting farming practices and promoting urban agriculture**.	**Hong Kong is located in the typhoon-prone area of the western North Pacific,** with an average of around 15.87 days per year when the Tropical Cyclone Warning Signal No. 1 or higher is issued.[17] The storm conditions are usually related to the summer, which **have caused impacts on daily life and structural losses that come with high risks to the infrastructure and safety of the public.**				
Trading	Hong Kong acts as **an intermediary in the economy of mainland China and for the rest of the world**. In the August 2024 period, the total trade volume was HK$795.66 billion. Of this total, the value of re-exports of merchandise previously imported from the mainland to Hong Kong was HK$475.59 billion, or 59.9% of the total. This reveals that **about 60% of the total comprises goods exported first to China, processed there, and then re-exported to the rest of the world.**[18] These include its geographical proximity with the mainland, equipped with financial and legal infrastructure that turns Hong Kong into an indispensable hub for international trade, investment, and finance.	Hong Kong has several strategic infrastructures comprising critical access points that serve as key arteries for trade and its economy. Going to 2024, there is one major container terminal, one river-trade terminal, and one air cargo terminal in the region.[19] **Disruption to the access points** can come from geopolitical tension, natural calamity, or any other crisis **that can have a dent on the flow of goods, services, and people,** thereby affecting the overall economic stability of the region.	**Hong Kong International Airport ranks among the world's busiest cargo hubs.** In 2023, it maintained its status as the globe's leading cargo airport, processing 4,331,976 metric tonnes of cargo, reflecting a 3.2% increase from 2022.[20] This airport plays a pivotal role in global logistics and supply chain operations. **Its proximity to mainland China enables the swift export of goods from China's manufacturing core to destinations worldwide,** thereby reinforcing Hong Kong's significance as a crucial hub in the global supply chain network.	Hong Kong is experiencing increasing competition from neighboring cities such as Shanghai. In 2023, **Shanghai Pudong International Airport ranked as the third busiest cargo airport globally**, handling 3,440,084 metric tonnes of cargo, reflecting a 10.4% increase from 2022.[21] **These cities are becoming viable alternatives for multinational corporations, financial institutions, and investors**, challenging Hong Kong's dominance in the region.	**LOW**	

Macro Themes	Strengths	Weaknesses	Opportunities	Threats	Importance	Notes
Politics	According to the **"One Country, Two Systems"** principle, Hong Kong belongs to China, having its particular systems and ways of life.[22] **This framework provides Hong Kong a considerable degree of autonomy from Mainland China**, including rule of law, economic policy, and civil liberties. Formed immediately after the 1997 handover to China, it ensures that the region maintains its independent judicial and legislative system and an uninhibited economy of capitalism. **Hong Kong works as a free market economy**, dcompletely different from Mainland China. In 2018, Forbes ranked Hong Kong as the best in the world concerning trade freedom and concerning tax burden.[26] **Its economic independence is further guaranteed by its status as a separate customs territory,** allowing it to establish independent policies concerning trade and to sign international agreements on its own.	**The U.S. revoked Hong Kong's special trade status on July 14, 2020**, when President Donald Trump signed the Hong Kong Autonomy Act and an executive order in response to Beijing's National Security Law.[23] This action eliminated the distinct economic privileges Hong Kong previously enjoyed, separating it from Mainland China. Consequently, **Hong Kong is now face the same trade restrictions applicable to Mainland China.** This change could significantly to Hong Kong's competitiveness. Businesses in the region encounter increased costs and logistical challenges.	Hong Kong can capitalize on **the framework of the "Greater Bay Area" initiative**, which includes Hong Kong, Macao, and nine cities in Guangdong Province, which covering approximately 56,000 square kilometers. In 2023, the Greater Bay Area has a population exceeding 86 million and a regional GDP over 14 trillion chinese yuan.[24] **This initiative provides an avenue for strengthened cooperation with ASEAN countries.**	While Hong Kong enjoys the economic entailing of close ties to Mainland China, **the political dependence upon Beijing does raise concerns of the region's autonomy.** This is especially in light of **the National Security Law imposed by Beijing in 2020, which even went further with legislation by Hong Kong lawmakers in March 2024.**[25] It is this kind of growing reliance on Beijing that may very well weaken Hong Kong's capability to make policies independently of Mainland China.	**Medium**	22 Hong Kong Legal Hub. 2024. *One Country, Two Systems' and The Basic Law."* Accessed September 25, 2024. https://www.legalhub.gov.hk/details.php?a=10&v=one-country-two-systems-and-the-basic-law . 23 Zoey Zhang. 2020. "US Revokes Hong Kong's Special Status: What are the Implications?" *China Briefing.* Accessed September 25, 2024. https://www.china-briefing.com/news/us-revokes-hong-kongs-special-status-implications-trade-business . 24 Greater Bay Area. 2018. "Overview". *Constitutional and Mainland Affairs Bureau.* Accessed September 25, 2024. https://www.bayarea.gov.hk/en/about/overview.html 25 Zixu Wang. 2014. "Business-First Hong Kong Now Comes With a Catch: Beijing Politics" *The New York Times.* Accessed September 25, 2024. https://www.nytimes.com/2024/05/28/business/hong-kong-china-politics.html 26 Forbes. 2018. "Best Countries for Business 2018 - Hong Kong." Accessed September 25, 2024. https://www.forbes.com/places/hong-kong .

6.2 Sham Shui Po

Macro Themes	Strengths	Weaknesses	Opportunities	Threats	Importance	Notes
Geography	**Sham Shui Po is situated in close proximity to the central district of Kowloon, specifically Mong Kok.** Its relation to two MTR lines is a great benefit: the approximate distance between Sham Shui Po and Mong Kok MTR stations is around 2 KM, and Shek Kip Mei and Mong Kok Station is around about 2.5 KM[27], both 2 stations away from each other with the metro lines.	**Traffic flow is significant high both before and after working hours**[28] because of the central position between the primary commercial (Yau Tsim Mong District) and residential districts (Tuen Wan and Kwai Tsing District) of Kowloon.	Given its excellent connectivity with public transportation, including access to two MTR stations and numerous bus lines and stops, **Sham Shui Po holds appeal for both businesses and visitors.**[29]	**Given Hong Kong's geographical location, Sham Shui Po may face threats during its typhoons season, as well as flooding caused by heavy rainfall.** Between 2010 and 2023, the district have an average annual rainfall amount of 90.5% of Hong Kong's citywide average.[30]	**Medium**	[27] Common Spatial Data Infrastructure. 2024. *MTR Station*, Shapefile. Accessed September 25, 2024. https://portal.csdi.gov.hk/geoportal. [28] Transport Department. 2023. *The Annual Traffic Census 2022.* Hong Kong. [29] Yueyi Tan, Jusheng Song, Lei Yu, Yunxi Bai, Jianfeng Zhang, Man Ha Chan, and Jeroen van Ameijde. 2024. "The Mechanism of Street Markets Fostering Supportive Communities in Old Urban Districts: A Case Study of Sham Shui Po, Hong Kong" *Land* 13, no. 3: 289. https://doi.org/10.3390/land13030289 . [30] Pui Yin Ho. 2003. *A Review of Natural Disasters of the Past. Weathering the Storm: Hong Kong Observatory and Social Development.* Hong Kong University Press. p.54–141) [31] *Hong Kong Census and Statistics Department. 2023. Thematic Report: Persons Living in Subdivided Units. Hong Kong.* [32] Census and Statistics Department. 2022. "Table E2021A : 2021 Population Census - Main Tables (Demographic)" 2021 Population Census. (Cit.) [33] "Table 110-06833 : Overall dependency ratio by District Council district" *General Household Survey*, 2023. Hong Kong Census and Statistics Department. [34] *Table 110-02001: Land Area, Mid-Year Population and Population Density by District Council District.* 2023. Census and Statistics Department. [35] *Thematic Report : Persons Living in Subdivided Units*, 2023.(Cit.) [36] Ibid. [37] *Subdivided Units - Median Rents By Area And District.* 2024. Rating and Valuation Department.
Population	Basically, the population has a majority of Chinese; **there is also a sizeable population of non-Chinese residents.** Specifically in S.D.Us, around 13% of residents are non-chinese (south asian, filipino, indonesian, white etc.)[31]. This cultural diversity **contributes to the area's unique social fabric of the area and its rich multicultural character.**	Same from the trend in Hong Kong, **where the population in Sham Shui Po is aging**, with 47% of the people are above age 60[32]. The elderly dependency ratio increased by +50 from 2003 to 2023, while the child dependency ratio decreased by -20 from 2003 to 2023. Consequently, the overall dependency ratio is increasing and will rise as high as 500 in 2023[33]. Such a situation really calls for greater attention to **this kind of growing demand for the care and support of an elderly population.** **Sham Shui Po stands out with a significant presence of subdivided unit residents**, accounting for 21% of such residents in the entirety of Hong Kong[35]. Interestingly, they constitute 12% of Sham Shui Po's local population[36]. Additionally these units house a large portion of low income people[37], it house a significant amount of people that their earning are lower that median income.		With the influx of upcoming projects, **the population is expected to increase, in the already densely populated district,** 47,190 inhanbitants per m^2,[34] even further. Also low birth rates sustain the aging trend.	**HIGH**	

Macro Themes	Strengths	Weaknesses	Opportunities	Threats	Importance	Notes
Living Condition	Historically living in such confined spaces has **necessitated from people to demonstrate an understanding of the importance of sharing, specifically communal spaces**. They fostered a culture that blends do-it-yourslef practices with shared resources in an environment characterized by the limitation of space. **This way of life reflects not only an abality for social adaptation but also an effort to optimize available sace for collective andindividual needs.**	**The common spaces are scarce and lack safety and maintenance**, specifically the buildings with a lot of subdivided flats. **Many of them don't have elevators and lack firesafety facilities**[38]. They are prone to falling into disrepair **as many of them are from the 1950's and are being used much more intensely than they were conceived to do** through the creation of the subdivided units: up to five times more people live on a designated surface and accumulate material for personal use and for partitioning[39].	**Relocating these hazardous activities away from personal dwellings** and into spaces designed with enhanced safety measures, equipped with the appropriate installations and technology could ensure alower danger in the individual spaces. This approach does not fundamentally alter individuals' practices; rather, **it preserves their customs while providing a safer, more suitable environment for their activities.**	Neglection has already put people's lives at risk: Fires have killed and destroyed the homes of many people in the Shei Kip Mei disaster of christmas 1953: around 50,000 people were made homeless[40]. **The state of these buildings add the problem of the accessibility for an emergency response**: this poses a significant threat to people and structures and their surrounding environment. Also, there is the problem of personal safety when we consider **the amount of unfamiliar people who share the floors**.	**HIGH**	38 *Thematic Report : Persons Living in Subdivided Units.* 2023. (Cit.) 39 "URA Commences Two Redevelopment Projects in Sham Shui Po Optimising Land Resources to Enhance Urban Renewal Effectiveness" *Press Releases*, 2021. Urban Renewal Authority. 40 "Home of The Past: From Squatters To Public Housing." *Hong Kong Memory*, 2012. 41 Leung, Ping Wa. *2003. Heritage of The Sham Shui Po District, Hong Kong.* (Cit.) *P.66.* 42 "URA Commences Two Redevelopment Projects in Sham Shui Po Optimising Land Resources to Enhance Urban Renewal Effectiveness" *Press Releases*, 2021. (Cit.) 43 "Table E2021A : 2021 Population Census - Main Tables (Demographic)" *2021 Population Census*, 2023. (Cit.) 44 Leung, Ping Wa. *2003. Heritage of The Sham Shui Po District, Hong Kong.* (Cit.) *P.66.* 45 "URA Commences Two Redevelopment Projects in Sham Shui Po Optimising Land Resources to Enhance Urban Renewal Effectiveness" *Press Releases*, 2021. (Cit.) 46 Ibid. 47 "Table E2021D : 2021 Population Census - Main Tables (Household)" *2021 Population Census*, 2022. Hong Kong Census and Statistics Department. 48 "URA Commences Two Redevelopment Projects in Sham Shui Po Optimising Land Resources to Enhance Urban Renewal Effectiveness" *Press Releases*, 2021. (Cit.)
Urban Condition	**Sham Shui Po stands as one of the earliest urban development areas in Hong Kong**, with a history dating back over a century due to the extensive land reclamation efforts at the beginning of the last century.[41] **Over the past two decades, the Urban Renewal Authority has undertaken numerous redevelopment projects in the Sham Shui Po** district. Examples include The Amused and VISTA on Fuk Wing Street, The Ascent on Shun Ning Road, and Madison Park on Kiu Yam Street[42].	**Sham Shui Po is one of the most densely populated districts,** with 47,190 people/ km^2,[43] and hence faces very cramped living conditions; this sets demands on resources and services. **The district also contends with limited physical space for expansion,** as 25% of its total surface is composed of reclamed land[44] and the density of buildings is already very high. **This constraint poses challenges to accommodating the growing population and addressing the district's urban development needs.** In 2017, the Urban Renewal Authority announced findings from Sham Shui Po district structures. It was calculated that more than **70% of the bulidings were constructed over half a century ago.**[48] That gives an implication that people who are living within the scope concerned dwell in conditions that are not only depreciated but most likely more dangerous.	**The Urban Renewal Authority's study on the Sham Shui Po area which going to include in the scheme, and the area is set to be 130 hectares** bounded by Ba Wat Street and Tai Po Road in the east, Boundary Street in the south, the West Kowloon Corridor (Tung Chow Street) in the west, and Hing Wah Street in the north. Among the lands, the southern boundary connects to the northern end of the Youwang study area.[45] **The next phase of the renewal project should also add two new footbridges, which connect a number of neighbourhoods** in the district to the new public facilities over Cheung Sha Wan Road.[46]	Although urban renewal aims to "enhance residents' quality of life," the bureau's study has only distributed questionnaires to "owners", which disregards the needs of the tenants who live in the area, who make up 61.3% of households of the area.[47] One of the principles of district renewal - **"Residents affected by redevelopment projects should have the opportunity to express their opinions on the relevant projects" is not fully met.** In particular, the residents of Sham Shui Po are mainly older and have lower income groups. Their rights and interests need to be particularly protected.	**Medium**	

Macro Themes	Strengths	Weaknesses	Opportunities	Threats	Importance	Notes
Economic	**The district is famous for its thriving markets and commercial activities, drawing the masses from other districts and even attracting tourists.** Notable among them is the Golden Computer Center, the largest computer mall in Hong Kong, specializing in the sale of computer parts and related products[49]. Another prominent market is Apliu Street, known for its assortment of used and new electronics, as well as electrical components.[50]	**The median income in Sham Shui Po consistently lags behind the median income in Hong Kong.** In 2022, the median income in Sham Shui Po was 30,300, reflecting a 15.5% shortfall compared to Hong Kong's median income of 35,900.[51] This disparity may be attributed to a **lower percentage of people with higher education in Sham Shui Po** compared to the overall percentage in Hong Kong[52]. Besides, 25% of households in Sham Shui Po are not engaged in economic activities, a percentage higher than that of Hong Kong, at 22%.[53]	Launch support programs for and empower small-scale local-owned enterprises, one of the key Urban Renewal projects. Such an **initiative may make the local business more solid, enhance its competitiveness, and vary the economic activities taking place in the area further.** Alternatively, we might also facilitate **social enterprises responding specifically to social problems, with a sustainable positive impact on the community in attracting consumers with a social conscience.** This could also enable the provision of help to needy residents in the district for a more integrated friendly community.	This project also has a dark side: **it gentrifies Sham Shui Po. Most of the Sham Shui Po residents and local businesses in Sham Shui Po were low-income recipients.** While Sham Shui Po is becoming a gentrified district, the living costs increase drastically. It may lead to increased social inequalities because the new, more affluent population could enjoy unequal opportunities and access. Greater income and differential availability of services could further result in heightened social tensions.	LOW	49 *From Sham Shui Po to Sham Shui Po.* 2011. Hong Kong: Sham Shui Po Civic Education Committee, 2011. pp.41. 50 Leung, Ping Wa. *2003. Heritage of The Sham Shui Po District, Hong Kong.* (Cit.) *P.243* 51 "Table 130-06806 : Average household size and median monthly household income of households by District Council district", *General Household Survey*, 2023. Hong Kong Census and Statistics Department. 52 Table E2021A : 2021 Population Census - Main Tables (Demographic)" *2021 Population Census*, 2023. (Cit.) 53 "Table E2021C : 2021 Population Census - Main Tables (Economic)" *2021 Population Census*, 2023. Hong Kong Census and Statistics Department. 54 Leung, Ping Wa. *2003. Heritage of The Sham Shui Po District, Hong Kong.* (Cit.) *P.66* 55 Ho, Pui-yin Ho. 2018. "Expansion of the territory (1898–1941)", *Making Hong Kong: A History of Its Urban Development* (Cit.) P.93. 56 "URA Commences Two Redevelopment Projects" *Press Releases*, 2021.(Cit.) 57 *Land Usage Distribution in Hong Kong.* 2015. Hong Kong: Civil Engineering and Development Department. P.4. 58 "URA Commences Two Redevelopment Projects" *Press Releases*, 2021.(Cit.) 59 *Public Service.* Shapefile. Common Spatial Data Infrastructure. https://portal.csdi.gov.hk/geoportal (accessed September 25, 2024) 60 "Table E2021A : 2021 Population Census - Main Tables (Demographic)" *2021 Population Census*, 2022. (Cit.) 61 *Public Service.* Shapefile. Common Spatial Data Infrastructure. https://portal.csdi.gov.hk/geoportal (accessed September 25, 2024)
Infrastructure	**Sham Shui Po boasts abundant infrastructure,** mainly developed to connect the New Territories acquired in the late 19th century.[54] The district features a well-connected road network and well-developed basic facilities, including water, internet, electricity, gas, and sewage systems.[55]	**Sham Shui Po, like many older districts in Hong Kong, have infrastructure that is aging and may not meet modern standards** many systems date back to the 1950's.[56] This, in turn, implies ramifications for the quality of life in general for the residents and businesses within the district. The population density that is growing further puts a stretch on the infrastructural level present within the district.	As part of the Urban Renewal Project, **there is an opportunity to update the aging infrastructure for enhanced services.** This may bring improvements in efficiency, connectivity, and sustainability of the urban infrastructure by meeting updated standards and innovations.	**The very limited physical area**[57] presents a problem of infrastructure expansion, in that any new project can hardly be designed to **serve the ever-changing needs of the bigger population.**[58] The public transportation, already overcrowded, will be a serious concern with the huge population increase foreseen as a result of the urban renewal project.	LOW	
Public Services	**Public services are available, with the presence of basic facilities** such as post offices, police stations, fire stations, and ambulance depots[59]. These services collectively form a foundation for the community's functionality and security.	This is compared to the figure of 26,820 ethnic minority residents in Sham Shui Po[60], to whom only one service center addresses their needs[61]. **Such scarcity of resources may not be enough to help these communities integrate into a highly Chinese-dominated society** and hence could perpetuate challenges relating to social inclusion and service provision.			Medium	

Macro Themes	Strengths	Weaknesses	Opportunities	Threats	Importance	Notes
Cultural Heritage	**Sham Shui Po, with its extensive history, features landmarks reflecting its evolution.** Mei Ho House, Hong Kong's inaugural public housing estate, is now a hostel and museum, offering insights into historical living conditions[62]. The Jockey Club Creative Arts Center, once a small factory, provides a glimpse into local livelihoods. And the Lei Cheng Uk Han Tomb Museum preserves ancient history that dating back 2,000 years.[63]	**The heritage sites in the area are the minor ones, that are not especially well-known to the public.** The Museum of History is extremely popular: in 2023/24, it received 12 times as many admissions as Lei Cheng Uk Han Tomb Museum, with 586,000 visitors against a modest 29,000.[64] This variance underlines the challenge to raise and promote awareness of the diverse heritage assets that Sham Shui Po possesses.	These are various historical buildings along Tai Po Road and symbolize the development of Hong Kong during the post-war period[65]. These buildings are very important markers that will position the site as a important historical enclave representing its period. **The architectural legacy along Tai Po Road itself is a witness to the socio-economic and cultural changes in the post-war years,** adding into the broader historical development of Hong Kong.	**The majority of historical buildings in the area hold only a listed status rather than legal protection.**[66] This places them in a weaker position regarding potential changes, demolitions, or alterations. The lack of legal protection for these structures really underlines the urgent need for more conservation and awareness of the values of such buildings to avoid losing invaluable cultural heritage because of high pressures for urban development.	**HIGH**	62 "Results of the Assessment of 1,444 Historic Buildings and New Items." *Antiquities and Monuments Office*, 2021. (Cit.) 63 Ibid. 64 "Statistics Report" *Leisure and Cultural Services Department*, 2024. 65 *Historic Buildings*. Shapefile. Common Spatial Data Infrastructure. 66 "Results of the Assessment of 1,444 Historic Buildings and New Items." *Antiquities and Monuments Office*, 2021. (Cit.) 67 *Open Space & Sports Ground*. Shapefile. Common Spatial Data Infrastructure. 68 *Open Space & Sports Ground*. Shapefile. Common Spatial Data Infrastructure. 69 "A middle-aged man was stabbed with a knife in the Tung Chau Street Park in Sham Shui Po" *Sing Tao Daily*, September 20, 2024. 70 *Community Halls/Community Centres*. Shapefile. Common Spatial Data Infrastructure. 71 "Table E2021D : 2021 Population Census - Main Tables (Household)", *2021 Population Census*, 2023. Hong Kong Census and Statistics Department. 72 Allah Nikkhah, Hedayat, and Ma'rof Redzuan. 2009. "Participation as a Medium of Empowerment in Community Development." European Journal of Social Sciences 11 (1): 170–76.pp.171 73 He, Y., Talamini, G., & Jiang, L. 2021. Does urban renewal impact social interaction in public open space? Evidence from Sham Shui Po, Hong Kong. Urbanie and Urbanus, 6, 24–35.
Outdoor Space	**There are many open spaces, grounds, and small parks in the district that are located at strategic points to enable residents to enjoy leisure activities near their homes**[67]**.** The community views open space as a vital element for relaxation, recreation outdoors, and congregating. Green space of this nature will have a general contribution to well-being from city life and helping nurture a community spirit in the district.	While there are open spaces in the district, **a bigger concern is that they are close to car roads, which may mean that the air qulity is not good**[68]. Similarly, being in the midst of a busy urban center means exposure to the heat island phenomenon with resultant higher temperatures. These could dampen the overall quality of these open spaces and affect the amenity of people coming to this area for leisure or recreation.	By creating a healthier and more enjoyable environment, these spaces become ideal settings for fostering community connections. Residents, **while engaging in leisure activities, can simultaneously build relationships with neighbors, contributing to a stronger sense of community.** Such initiatives not only prioritize environmental well-being but also serve as catalysts for the development of vibrant and interconnected neighborhoods within the Sham Shui Po district.	At night, the pocket park may be used as a haven for illegal activities illegal activities[69], creating an environment that is more conducive to unlawful behavior. **The lack of appropriate measures of security makes the place more prone to undesired activities.** In this regard, the security features and measures in the pocket park become very significant in the deterrence of unlawful activities and giving the residents a safer environment.	**Medium**	
Social Resources	One of the strongest assets of the district includes social resources such as after-school care facilities as well as elderly community centers[70]. **These resources are highly vital in serving the community through the provision of various needs targeted toward both junior and elder members of the setting.** After-school care services contribute to the working parents by offering a environment for the chrildren activities. Also, elderly community centers address the needs of the senior population, give them a sense of community, and access to support services.	**This district has an large working population, and it is significant that one-quarter of its residents are alone**[71]. There is no relevant supporting structures seem to exist for such residents. Meeting the needs of both the working population and those who are alone to build connection with the neighborhood.	Social programs, counseling, and community engagement will help to improve general well-being and a sense of belonging for all classes of people residing in Sham Shui Po[72]. This is much needed **ior a population that is of working age and lives alone, as the programs provide an avenue for association and help.** Community engagement can make residents feel connected and reinforce social isolation through combining the sense of liveliness with a caring atmosphere in Sham Shui Po.	Given the mechanism, it is no wonder that urban development and displacement so often disrupt a community's social fabric. **The loss of more affordable housing and its resident population has been known to break down social networks, ultimately dissolving tight-knit bonds formed long before.** In neighborhoods subject to renewal projects, social contact is reduced in comparison with older and more weathered neighborhoods[73]. Whenever people are not involved in any active community activities or organizations, the overall social capital of that community goes down.	**HIGH**	

Macro Themes	Strengths	Weaknesses	Opportunities	Threats	Importance	Notes
Real Estate	**The area is attractive to start-ups and residents because it is affordable for almost every sector.** Retail rental prices in Sham Shui Po are 57% lower than Hong Kong averages[74]; residential median monthly household rent prices are 54% lower than the nearby urban centers (HKD 3240 vs. HKD 7000)[75].	When considering **the price per m^2 rental cost in Sham Shui Po is 26% more expensive than the Hong Kong median**[76] but units are smaller in Sham Shui Po, averaging 34 m^2 which keeps the overall rent cheaper. **Buying there is just as expensive as other parts of the city**[77]. This lead to theformation of subdivided units which are apartments that average $11m^2$; with about 10% of units falling below $7m^2$ which represents approximately 10,000 units[78]. This concentration contributes to **Sham Shui Po having one of the highest population density within subdivided unit** in Hong Kong, standing at 4752 people/km^2 second only to the Yau Tsim Mong District, with a density of 7105 people/km^2.[83]	**In the upcoming phase of the Urban Renewal project, there will be added surface of residential flats.** Additional outcomes could improve the living environment for the community across the entire district. **For example the new Sports Centre will include a children's play area and a gymnasium which are not curretnly present as part of the recreational and sports facilities.**[79] The area could become more attractive in the long term through the implementation of interventions on public spaces like parks and sidewalks[80], and by adding more community and residential surfaces.	Overcrowding affects 15% of S.D.U about 15 000 units, this means they host 4 or more people in a space that averages 11 m square[81] which p**oses health risks for the inhabitants as well as safety risks** for the 5% of people who share their units with strangers[82].	HIGH	74 "28Hse - Property for rent and sale in Hong Kong" *28Hse*, 2024. 75 "Table E2021J : 2021 Population Census - District Profiles (Housing Market Areas and Building)" *2021 Population Census*, 2023. Hong Kong Census and Statistics Department. 76 "28Hse - Property for rent and sale in Hong Kong" *28Hse*, 2024. 77 *"Private Domestic - Average Price by Class (from 1982) "* 2024. Rating and Valuation Department. 78 *"Thematic Report : Persons Living in Subdivided Units"* 2023. Census and Statistics Department. 79 "URA Commences Two Redevelopment Projects" *Press Releases*, 2021.(Cit.) 80 Ibid. 81 *"Thematic Report : Persons Living in Subdivided Units"* 2023. (Cit.) 82 Ibid. 83 "Table E2021J : 2021 Population Census - District Profiles (Housing Market Areas and Building)" *2021 Population Census*, 2023. (Cit)
Community	Generally, family types in Sham Shui Po range from the typical to extended families, one-parent households, childless couples, and single person households. Households with couples and children account for 28 percent while 45 percent consist of parents with one or more unmarried children. Single-parent families with one or more unmarried children make up 14 percent while households with elderly members account for 15.4 percent of all households in the district.[84] **This demographic diversity nurtures a rich brocade of lifestyles that facilitate interactions and lessons among residents.** Each type of family has its unique way of everyday life and social life, thus enhancing mutual understanding and social cohesion in society.	**The local communities in Sham Shui Po, primarily composed of working-class groups, encounter considerable limitations in their influence and decision-making power.** An impressive 69.3% of the population within the district has only a high school diploma or lower. Of this group, 43.12% of the workforce is employed as wage earners.[85] This situation is compounded by a number of interrelated factors: highly rigid bureaucratic structures act to hinder communication and involvement processes between residents and authorities; in addition, the imposed governance model promotes top-down governance rather than local involvement in decision-making.	FNKM recognized as a local historical landmark,[86] which even could make it a focal point of community activity-a place of congregation where people could come together from the different parts of the community to share their experiences and discuss growth and development of the community. **This building, as a representative of history and cultural heritage in the neighborhood, can serve as a contact point to foster community involvement by forming some kind of shared identity among all the residents.** By encouraging active participation in decision-making processes regarding local initiatives, the magistracy can facilitate collaboration among community members.	The numbers that continue to arrive each year in Sham Shui Po find many hurdles in the adjustment of their surroundings and community identity. Population density in the district increased by 6.2% from 2016 to 2021.[87] Settling into a new home involves the navigation of unfamiliar social landscapes for people. Such navigation may specially be challenging for those whose social practices are different. **Newcomers often find themselves caught within a network of kin relationships that can take some time and effort to sort through.** It is therefore very important that in developing connections with longtime residents will help build a better sense of community and assist in integrating into the community.	HIGH	84 1) "Table E2021D : 2021 Population Census - Main Tables (Household)" *2021 Population Census*, 2023. (Cit.) 2) "11.1 Elderly households by District Council district and selected household size, 2023" *Social Indicators on District Welfare Needs,* 2023. Social Welfare Department. 85 1) "Table 110-06812 : Land-based non-institutional population aged 15 and over by District Council district, sex and educational attainment" *General Household Survey*, 2023. Hong Kong Census and Statistics Department. 2) "Table E2021C : 2021 Population Census - Main Tables (Economic)" *2021 Population Census*, 2023. Hong Kong Census and Statistics Department. 86 "Results of the Assessment of 1,444 Historic Buildings and New Items." *Antiquities and Monuments Office*, 2021. (Cit.) 87 "Table E2021A : 2021 Population Census - Main Tables (Demographic)" *2021 Population Census*, 2023. (Cit.)

6.3 Former North Kowloon Magistracy

Macro Themes	Strengths	Weaknesses	Opportunities	Threats	Importance	Notes
Location	**The magistracy's primary façade faces Tai Po Road**, which spans approximately 26 kilometers and ranks as Hong Kong's second longest road,[88] linking Sham Shui Po in Kowloon to Tai Po in the New Territories. **This thoroughfare is a crucial connector between the New Territories and Central Kowloon**, highlighting the magistracy's strategic location and importance within the regional transportation network, thereby facilitating the movement of people and goods across these areas.	**The site's sloped terrain poses considerable challenges for accessibility, particularly for individuals with disabilities and the elderly.** The plot features a significant incline, with the southern end situated 16 meters above ground level and the northern end 19 meters above, across a span of 57 meters. This would provide a rise of 3 meters and give a 5% gradient on the road.[89] Such topographic inhibitions point to the imperative need that inclusive design principles and accessibility features be incorporated in future redevelopments or renovations to avail equal access by all users.	Shek Kip Mei was incorporated into the urban renewal project approved in 2022, with the Town Planning Board concurrently releasing the development scheme.[90] **The urban renewal initiative in this district offers a unique opportunity** to not only preserve and rejuvenate the area's historical landmarks but also to **enhance the surrounding infrastructure, including roads and pedestrian crossings.** This project could encompass upgrades to traffic flow, accessibility, and safety, modernizing the transportation network. Such improvements would substantially enhance the district's connectivity, making it more accessible and navigable for residents and visitors, while promoting a more integrated urban landscape.	**Located at the base of a hill, the site is particularly vulnerable to landslides, especially during periods of intense rainfall.** There is a very steep slope directly behind the site, which goes upwards from 27.5 meters to 44 meters over a horizontal distance of only 11 meters. This makes it a slope with a 150% gradient.[91] In nature, with extremely high rainfall, there is an extreme topography which contributes to a very high potential for soil erosion and destabilization due to the susceptibility to landslides. **Its susceptibility points out the many requirements based on ecological and structural surveys,** which include many mitigatory measures against natural disasters.	**Medium**	88 *"Private Domestic - Average Rents by Class (from 1982)"* 2024. Rating and Valuation Department. 89 *HC-15181/01 Topography*, 2020. Architectural Services Department. 90 *S/K4/31-Shek Kip Mei*, 2022. Town Planing Board. 91 *HC-15181/01 Topography*, 2020. (Cit.) 92 "Results of the Assessment of 1,444 Historic Buildings and New Items." *Antiquities and Monuments Office*, 2021. (Cit.) 93 1) "Table E2021A : 2021 Population Census - Main Tables (Demographic)" *2021 Population Census*, 2023. (Cit.) 2) "Table E2021D : 2021 Population Census - Main Tables (Household)" *2021 Population Census*, 2023.(Cit.)
	The Former North Kowloon Magistracy is located within a historically significant cluster of heritage buildings in Sham Shui Po. Mei Ho House, a Grade II historic building and an iconic example of early public housing in Hong Kong, is situated approximately 177 meters away. Nearby, the Garden Company factory, another Grade II historic building, lies 176 meters away, symbolizing the city's industrial heritage. Additionally, the Precious Blood Convent, also Grade II and located 215 meters from the magistracy, highlights the religious and educational influence of missionary work.[92] Collectively, **these heritage sites offer valuable insights into Hong Kong's social, industrial, and cultural evolution.**		Sham Shui Po is highly aged; 22% of its population falls in the 60-79 age bracket, while another 25% are over 80 years. Further, 45% of households within the district have children.[93] **It should be made more accessible by providing features like ramps and elevators, accessible pathways, in order to make it easier to explore and appreciate at all ages, whatever the difficulties presented in uneven terrain.** Such enhancements would eliminate physical barriers for persons with mobility impairments, elderly citizens, and families with young children and promote inclusion.			

Macro Themes	Strengths	Weaknesses	Opportunities	Threats	Importance	Notes
Transportation	The Former North Kowloon Magistracy benefits from a highly accessible location near major MTR stations and bus routes. It is within a **10-minute walking distance of Sham Shui Po Station** on the Tsuen Wan Line, which connects the western New Territories to Central Hong Kong Island, and a **14-minute walk from Shek Kip Mei Station** on the Kwun Tong Line, providing access to central Kowloon and the eastern parts of the region.[94] Additionally, the nearby **Sheung Li Uk Garden bus stop serves routes such as 2P and 72**, facilitating travel from Sham Shui Po to eastern Kowloon and the northern New Territories. Other routes, including **buses 81 and HK1**, connect southern Kowloon to the eastern New Territories and eastern Kowloon.[95] With a bus station right in front of the site, access is further improved, both for the residents and visitors, to connect easily to any part of the city.	**Traffic congestion is always found on Tai Po Road in front of the Former North Kowloon Magistracy, which makes traveling around quite difficult.** Station 3431 on Tai Po Road, directly opposite the site, has an average daily traffic flow of 27,020 vehicles. Into the south about 200 meters, Station 3009 sees 1,200 vehicles during a weekday morning peak while its highest evening peak falls on Saturdays at 1,370 vehicles closely followed by 1,350 on weekdays.[96] As a key artery connecting one of Hong Kong's major residential areas, **the heavy traffic often results in congestion, complicating access to the site for visitors.**	The inclusion of Shek Kip Mei in the 2022 urban renewal project, as approved by the Town Planning Board,[97] presents a valuable opportunity to **re-evaluate and enhance the district's transportation infrastructure**. The renovation plan not only envisions a facelift for the area but also **aims at enhancing accessibility and traffic flow**, in ways integral to the smoothness and ease of visitors' experience of the Former North Kowloon Magistracy. Strengthening these infrastructural components would contribute toward better connectivity for both the local community and tourists and would help the area advance in its larger revitalization initiative.	With the anticipated population growth in Sham Shui Po, the existing traffic infrastructure, particularly along Tai Po Road, is expected to come under increased strain. Between 2011 and 2021, Sham Shui Po's population grew from 377,351 to 431,090, reflecting a 14.2% increase over the decade.[98] **As the population continues to expand, traffic volumes are projected to rise significantly, intensifying congestion and presenting new challenges for the district's transportation system**. Tai Po Road, a key arterial route, may face longer delays and decreased operational efficiency, impacting daily commuters and the broader regional transport network.	**Medium**	94 "System Map" *Mass Transit Railway*, 2024. https://www.mtr.com.hk/en/customer/services/system_map.html (accessed September 25, 2024) 95 "Route Search" *The Kowloon Motor Bus*, 2024. https://search.kmb.hk/KMBWebSite/ (accessed September 25, 2024) 96 *The Annual Traffic Census 2022*. 2023. Transport Department. 97 *S/K4/31-Shek Kip Mei*, 2022. (Cit.) 98 "Table E2021A : 2021 Population Census - Main Tables (Demographic)" *2021 Population Census*, 2023.(Cit.) 99 "The old Kowloon Inspectorate House will be demolish to open up Shanghai Street." *Wah Kiu Yat Po*. November 18, 1957. p.12 100 1) "North Kowloon Magistracy Tai Po Road" *Palmer and Turner (P&T Group) Collection*, 2024. Digital Repository@HKUL. https://digitalrepository.lib.hku.hk/catalog/9019zx355 (accessed September 25, 2024) 2) John H.Y. Yip Surveyors, 2020. *Resource Kit for Former North Kowloon Magistracy, No.292 Tai Po Road, Sham Shui Po, Kowloon*. Architectural Services Department, 2020. 101 Ibid. 102 The Commissioner for Heritage's Office. 2020. *"Revitalising Historic Buildings Through Partnership Scheme: Former North Kowloon Magistracy Resource Kit."* (Cit.) 103 *RCC Framing Plan*, 1960. Palmer and Turner Architects & Engineers.
Structure	The building has survived in its original framework since completion in 1960, reflecting huge potential in durability and strength. **As used for a school throughout these years, no evident safety incidents have been reported within North Kowloon Magistracy; hence, it proved the effectiveness of its initial architectural framework in meeting the functional requirements.**[99] In 2009, the building was renovated for use by the Savannah College of Art and Design Hong Kong until 2020. It is such sustained stability that speaks to the quality not only of its design but also supports reinforcing confidence in the building's ability to accommodate future uses while ensuring continued safety and functionality.	The structure contains seven different staircases and two lifts and is further tainted with a major light well on the central upper floors.[100] **This building has a constrained spatial relationship,** because of its design initially meant to respond to functional requirements of the magistracy. **Features such as stairwell placement and pre-existing floor plans constrain the space to very little adaptability for new purposes**. While these architectural features were purposefully included to effectively serve a judicial facility, they may rule out the type of effective reconfiguration that can be utilized for contemporary educational or community purposes.	These four courtrooms are located on the second floor, extending to the third floor with double height ceilings,[101] **one of the most characteristic architectural features in Hong Kong, which makes this building rather different from others.** That will increase the spatial experience and allow multiple functions to be held. **This is very representative of the adaptive reuse of heritage buildings within urban settings**, as three out of the four courtrooms were converted into classrooms in 2009.[102] The only one that was kept in its original form was Court No. 1, to show how a courtroom is supposed to look, representing the building's importance in history.	Built in the 1960s, **the structure was designed according to the construction standards and regulations of that period**, which differ considerably from current building codes. The structure has a reinforced concrete frame with brick enclosure walls and partitions.[103] **Any adaptive reuse design will have to be very judicious in determining the sufficiency of the structural supports and bearing capacity** of the existing structure for modern safety and functional needs.	**High**	

Macro Themes	Strengths	Weaknesses	Opportunities	Threats	Importance	Notes
Regulation	The Former North Kowloon Magistracy has been earmarked for the Development Bureau by Permanent Government Land Allocation.[104] **Being a historic building in government hands, without comprehensive statutory protection for any proposed alteration, it falls into consideration and vetting by the Antiquities Advisory Board.** This regulatory oversight ensures that any alterations are carefully evaluated to maintain the building's historical and architectural significance, safeguarding its heritage value in future redevelopment or adaptive reuse projects.	The Former North Kowloon Magistracy was confirmed as a Grade II historical building on 18 December 2009.[105] **It is recognized for its special merit, though it does not meet the criteria for outstanding significance.** This class would therefore denote that while the building has architectural and historic interest, **it may not be afforded the same level of emphasis in terms of preservation as a Grade I building,** this would equate to a moderate level of heritage protection.			**High**	104 The Commissioner for Heritage's Office. 2020. *"Revitalising Historic Buildings Through Partnership Scheme: Former North Kowloon Magistracy Resource Kit."* (Cit.) 105 "Results of the Assessment of 1,444 Historic Buildings and New Items." *Antiquities and Monuments Office*, 2021. (Cit.) 106 Ibid. 107 "Table 130-06806 : Average household size and median monthly household income of households by District Council district" *General Household Survey*, 2023. (Cit.) 108 1) *"Private Retail - Average Rents And Prices"* 2024. (Cit.) 2) "28Hse - Property for rent and sale in Hong Kong" 28Hse, 2024. https://www.28hse.com (Cit.)
Financial Prospects	The Former North Kowloon Magistracy had been graded as a Grade II historical building.[106] It would possess **a high potential to attract audiences from all classes, ranging from the local residents of Lai Chi Kok to tourists in other districts or coming from abroad, especially those accommodated in Mei Ho House Hostel.** The increased visitor flow to the site may stimulate economic activities and bring business advantages to any establishment or cultural enterprises that may be created inside or around the building.	Given its location in a low-income district, where the median monthly income in Sham Shui Po stands at HKD 31,150—17% lower than the Hong Kong average for economically active households—and decreases to HKD 24,100 when accounting for all households, reflecting a 20% disparity compared to the citywide average,[107] **businesses operating within the Former North Kowloon Magistracy should prioritize addressing the needs of the local community while ensuring affordability.** The further flux of visitors to the site can stimulate economic activities and confer business advantages to any establishment or cultural enterprises that may be created inside or around the building.	In Sham Shui Po, retail rental costs average HKD 517 per m² per month, significantly lower than the Hong Kong-wide average of HKD 1,213 per m² per month, reflecting a 57% reduction in rental expenses for the district.[108] This difference in **retail rentals puts Sham Shui Po in a very favorable light for small businesses looking to expand or create new ventures.** Actually, such an affordable retail space opens up quite a few opportunities for entrepreneurs with visions of serving the local community. **This could turn into an economic benefit for the Former North Kowloon Magistracy cto become a lively local enterprise hub.**	**Financially driven management approaches detract from the goals of social regeneration by prioritizing economic gain above the needs of the community.** When financial sustainability is important, an excessive focus on profit generation may lead to decisions that overlook the social and cultural dimensions essential for fostering vibrant and inclusive communities.	**High**	

Macro Themes	Strengths	Weaknesses	Opportunities	Threats	Importance	Notes
Historical Significance	TThe Former North Kowloon Magistracy has served in the Judiciary, hearing cases from minor offenses like hawking and traffic violation to littering.[109] **It also left an importan mark in the collective memory of Sham Shui Po residents, representing a greater social and legal history of the area.** During the 1967 Leftist Riots, the Magistracy was instrumental as the primary court for cases related to the civil unrest.[110] In 2003, it handled one of its most prominent cases involving Derong Guan (季炳雄), Hong Kong's "Most Wanted Robber" at the time, marking a significant moment in its legal history.[111]	The internal staircases ST-2, ST-4 (G/F to 2/F), ST-5 to ST-8, and ST-11 (4/F to 5/F) have been deemed redundant due to the building's new usage and have consequently been removed[112] to enhance the revised floor layout. **This significant adaptive reuse has resulted in considerable modifications to the building's internal spaces.** Originally designed to accommodate circulation patterns specific to judicial operations, the structure has been reconfigured to meet evolving functional requirements.	**Many of the changes made to the structure are reversible too, for easy return to its previous state.** All new interventions and services added to the cells are reversible, without causing damage to the structures and features that already exist.[113] Besides, whenever there is something to be removed, it is taken out piece by piece intact and stored for possible reuse or recycled for use in other applications. **This flexibility is necessary in maintaining the historical integrity of the site while at the same time addressing present needs.**	Status of being a Grade 2 Historical Building[114] **retains very limited legal protection about any proposal that might alter or even demolish it.** This in turn has awoken the concern about the building's architectural and historical values being preserved. A real threat to its historical and architectural integrity, such vulnerabilities abound.	**High**	109 The Commissioner for Heritage's Office. 2020. *"Revitalising Historic Buildings Through Partnership Scheme: Former North Kowloon Magistracy Resource Kit."* (Cit.) 110 "Hundreds of people were detained at the North Kowloon Magistrates for trial." *Kung Sheung Daily News*, Nov. 12, 1966. (Cit.) 111 "Hong Kong's Most Wanted Man Was Arraigned This Morning." Epoch Times, Dec. 26, 2003. (Cit.) 112 LCMA, 2009. "Conservation Management Report For Heritage Impact Assessment Submission" *Conservation Management Plan for North Kowloon Magistracy*, LCM & Associates Ltd, P40. 113 LCMA, 2009. "Conservation Management Report For Heritage Impact Assessment Submission" P31. 114 "Results of the Assessment of 1,444 Historic Buildings and New Items." *Antiquities and Monuments Office*, 2021. (Cit.) 115 "Historic Building Appraisal" *Antiquities Advisory Board*, 2009. 116 LCMA, 2009. "Conservation Management Report For Heritage Impact Assessment Submission" P31. 117 1) "North Kowloon Magistracy Tai Po Road" *Palmer and Turner (P&T Group) Collection*, 2024. (Cit.) 2) "Building Information Centre" *Buildings Department*, 2018. https://www.bd.gov.hk/en/about-us/building-information-centre/index.html (accessed September 25, 2024) 118 1) " Inventory of the 4 major filming locations of the movie." *U Life Style*, Januray 28, 2023. 2) "Ex-North Kowloon Magistracy" *Film Pilgrimage*, April 09, 2012.
	In the 1960s, P&T Architects designed four magistracies with similar architectural styles, of which only three remain. One has been demolished, and the others no longer serve their original judicial function.[115] While a few other buildings in Hong Kong exhibit comparable architectural features, **FNKM is distinguished as the sole surviving structure of its kind within the district**. Its uniqueness in architecture added to the historical value makes it an important asset, which is seldom found in this region.	**Over the past decade, the internal spaces and finishes of the building have undergone substantial alterations to adapt to its function as a school.** For example, some rooms now boast brand-new doors and furniture, their designs having evolved to foster comfort in a learning environment. Glass full-height panels with doors have also been fitted on the cell's backside grilles to allow the space to be used for office purposes. Lastly, Courtrooms Nos. 2, 3, and 4 were transformed to provide spaces either for classrooms or studios, while Courtroom No. 1 was preserved in its entirety.[116] It has also seen false ceilings incorporated into many rooms to mask the modern wiring and plumbing systems added.	In cases where reversibility is not feasible, **advanced technology can be employed to recreate the original conditions of the structure.** This is facilitated by the comprehensive architectural documentation available for all phases of the building's history, which includes detailed drawings and extensive records of its function as a magistracy. The architectural firm responsible for the FNKM, Palmer and Turner, has a large collection at the University of Hong Kong, which includes more than 500 design projects in visual and textual records. In addition, the Building Department systematically archives all the building drawings produced after WWII, contributing to documenting the architectural heritage of this firm.[117] **This gives the possibility to enhance documentation in order to preserve the heritage value of the building, even by developing wider educational and interpretive programs.**			
	FFNKM is not only culturally enriching but has also served as a hot filming ground for many successful films and shows. This includes A Guilty Conscience, the highest-grossing film in Hong Kong in the year 2023, and also The Story of a Discharged Prisoner in 1967, Flash Point in 2007, and the court series Legal Affair in 2023.[118] These appearances have solidified **the Hong Kong cultural imaginary, extending its notoriety beyond the local Sham Shui Po** to a greater audience while merging its legacy with the city's collective memory.					

Macro Themes	Strengths	Weaknesses	Opportunities	Threats	Importance	Notes
Outdoor Space	The plot offers two parking areas on both sides of the building, which introduce opportunities for potential outdoor space creation. It has two open forecourts to the north and south of the building with a summed area of 1,045 m^2s.[119] By **repurposing these parking lots into multifunctional outdoor environments, the site could significantly enhance its utility and promote greater community engagement**, while simultaneously contributing to the overall aesthetic and functional value of the surrounding area.	The open spaces are positioned at the same elevation as the building's ground floor, which is raised above street level. Consequently, **avisiting these parts involves having to climb a very steep ramp**, initially intended for vehicles and which has a gradient of 1:6.[120] This design element is very uphill, hence possibly, **inconveniencing people with disabilities, thus generally negatively impacting the site's accessibility.** A number of structures added in the adaptive reuse of the building in 2009 are situated in the south parking lot.[123] **These take up a significant part of the open area and affect the space regarding its usability and aesthetics.**	Given the lack of quality open space in the district, **the open courts present a singular opportunity to provide additional outdoor space.** On one side, Garden Hill already has playgrounds and playing fields.[121] Coupled with **the park on the hillside at the back, the development might allow the creation of a larger, combined open space** and thus allow added recreational and social amenities for the community.	As Hong Kong is a subtropical city with ample rainfall and high temperatures, **the effective utilization of outdoor space is highly dependent on available shading**. For the 30 years from 1991 to 2020, the Hong Kong Observatory recorded an average annual bright sunshine of 1,829.3 hours, while the average annual rainfall within the same period was 993 hours.[122]	**High**	119 1) "North Kowloon Magistracy Tai Po Road" *Palmer and Turner (P&T Group) Collection*, 2024. (Cit.) 2) The Commissioner for Heritage's Office. 2020. *"Revitalising Historic Buildings Through Partnership Scheme: Former North Kowloon Magistracy Resource Kit."* (Cit.) 120 Ibid. 121 Kowloon District Survey Office, 2003. *Land Allocation Plan*, Lands Department. 122 "Monthly Meteorological Normals for Hong Kong (1991-2020)" *Hong Kong Observatory*, 2021. (Cit.) 123 Ibid.

Participatory Approach

07

7.1 Community Participation in Heritage Reuse

Heritage reuse has moved beyond conventional architectural conservation methods. Besides merely preserving historic evidence, it has increasingly come to be recognized as an integrated process involving a host of new stakeholders and social dynamics.[1] The 2016 policy adopted by the European Union on cultural heritage made it a priority that heritage has shown to act as a driver for sustainable development both in urban and rural contexts by articulating it in terms of productivity and competitiveness.[2] The emphasis of this chapter is therefore on the potential of heritage to foster socially and ecologically new ways and thus shifts from a limited role in pure conservation or restoration toward a broader role for regeneration and sustainable development.[3]

Reuse of heritage is currently understood to go beyond mere restoration or even physical intervention at historic places to capture the economic, social, and environmental potentials in heritage, hence being a motor factor in regeneration, economic development, and community prosperity.[4] A score of stakeholders-government agencies, urban planners, developers, and the local communities-are involved in both the decision-making and implementation processes. Heritages are, however, perceived as belonging to all, and thus their management concerns everybody.[5] The participatory model favors what is sometimes described as a "community of practice," in which interest groups are dynamically involved in the management of the cultural heritage.[6] In fact, such a model would bring in the possibility of keeping heritage current and available and taking better advantage of its potential contribution to economic growth and social cohesion.

Inclusion is important for the realization of successful heritage conservation projects. Inclusion promotes co-management whereby local communities can hold their cultural heritage, hence increasing the sustainability of the conservation processes.[7] In this respect, heritage would not be preserved for the sake of the past but it is also preserved into the present social and economic systems. It allows heritage places, in that respect, to act like important constituents of viable urban and rural development for their existence by way of being resilient, enabling innovation for human well-being, and furthering the cause of future generations.[8] Heritage conservation, therefore, needs to be regarded in this count not as static preservation but one more step further in people's orientation for development and sustainability.[9]

That means calling for participatory management frameworks and active involvement of the community not only in the conservation of historic sites but also in developing them into living and working environments that contribute to economic well-being and social welfare.

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[1] Antonia Gravagnuolo, Serena Micheletti, and Martina Bosone. 2021. "A Participatory Approach for 'Circular' Adaptive Reuse of Cultural Heritage. Building a Heritage Community in Salerno, Italy." *Sustainability* 13 (4812). https://doi.org/10.3390/su13094812. p. 3

[2] CORDIS. 2016. "Cultural Heritage as a Driver for Sustainable Growth." Accessed August 05, 2024. https://cordis.europa.eu/programme/id/H2020_SC5-21-2016-2017

[3] Andrea Boeri, Giulia Bortoli, and Danila Longo. 2018. "Cultural Heritage as a Driver for Urban Regeneration: Comparing Two Processes." *WIT Transactions on Ecology and the Environment* 217: 587–98. https://doi.org/10.2495/SDP180501. p. 587

[4] CORDIS. 2016. "Cultural Heritage as a Driver for Sustainable Growth." (Cit.)

[5] Council of Europe. 2005. "CETS 199 - Council of Europe Framework Convention on the Value of Cultural Heritage for Society." Faro.

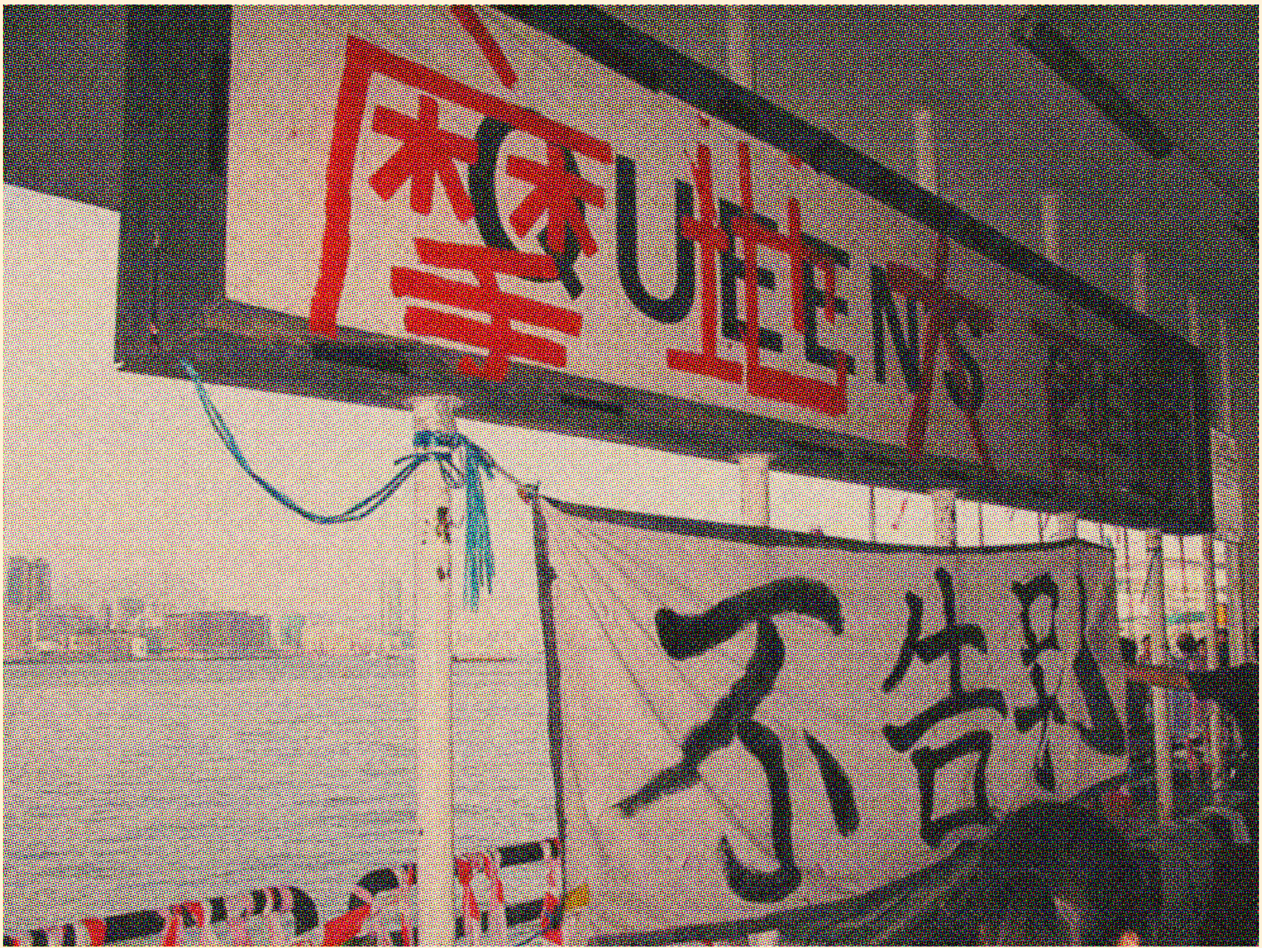
[6] CORDIS.2016. "Cultural Heritage as a Driver for Sustainable Growth." (Cit.)

[7] Ibid.

[8] Policy Document for the Integration of a Sustainable Development Perspective into the Processes of the World Heritage Convention 2015, 6

[9] Sarah Court, and Gamini Wijesuriya. 2015. "People-Centred Approaches to the Conservation of Cultural Heritage: Living Heritage." Rome. www.iccrom.org.

7.1.1 Lack of Citizen Participation in Hong Kong



[Fig. 7.1] Rally Against the Demolishing of Hong Kong's Historic Queen's Pier, 29 Jul 2007
Source: Heritage Conservation and Community Empowerment
Available from: https://www.fotop.net/larrysuen/20070729queenspier?page=3 (accessed Jan. 28, 2024)

This identification of people and community as principal stakeholders for the management of their very own heritage is exemplary in most countries besides a few efforts to effectively involve them in the process. Likewise, heritage preservation projects in Hong Kong have conventionally followed the same pattern, being principally a top-down, executive-led approach which demonstrates little civic participation.[10] Very little was done during the British colonial administrative era to involve the public in developing the towns and conserving their heritage; this is mainly because the system was not democratic. The lack of civic involvement enabled a broader social retreat from decision-making processes relevant to urban design, as many citizens chose not to exercise their rights as active "social beings."[11] It follows, then, that heritage management was primarily handled by government agencies, with very little input from the very communities being affected.

In contrast, since the 1997 handover which transferred Hong Kong's sovereignty to China, there is a dramatic change in the public attitude towards urban development and heritage conservation.[12] People increasingly claimed their right to the production of the built environment that had to preserve their cultural heritage. Despite increasing public interest and participation in an increasingly facilitative environment, the level of engagement in the actual development process is, at best, "consultation" and "informing" as per Arnstein's "Ladder of Citizen Participation."[13] These are participatory "tokenism" forms in which consultation or mere information is given out by government without allowing for any actual influence by the citizens.

Besides the retention of executive-dominated decision-making mechanisms that have always restricted meaningful public participation, there were institutional deficits. Public involvement in development projects in Hong Kong tends to be tokenistic; it is a process that denies citizens any meaningful role in determining the outcome of heritage conservation. In true public participation, communities are taken further on to higher levels of involvement by citizens where they are not merely consulted; they actually act as partners in those decision-making processes which will, in fact, affect their urban environment.

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[10] Esther Yung, H.K. and Edwin H.W. Chan. 2011. "Problem Issues of Public Participation in Built-Heritage Conservation: Two Controversial Cases *in Hong Kong." Habit*at International 35 (3): 457–66. https://doi.org/10.1016/j.habitatint.2010.12.004. p. 459.

[11] Zhai, Binqing, and Albert p. C. Chan. 2018. "Community Evaluation and Impact Assessment of Revitalization Project: A Case Study in Hong Kong." *Journal of Building Construction and Planning Research* 06 (02): 23–40. https://doi.org/10.4236/jbcpr.2018.62002. p. 27.

[12] Ibid.

[13] Yung, Esther H.K. and Edwin H.W. Chan. 2011. "Problem Issues of Public Participation in Built-Heritage Conservation: Two Controversial Cases in Hong Kong." (Cit.). p. 459.

7.1.2 Community Engagement for SCAD Hong Kong

The North Kowloon Magistracy thus represents the first building resued under the Revitalising Historic Buildings Through Partnership Scheme in Hong Kong.[14] SCAD Hong Kong, the international campus of the Savannah College of Art and Design, became one of the most iconic cases of adaptive reuse highly acclaimed for its sensitive restoration of the original architectural details and effective reconfiguration of space.[15] Despite such architectural merits, this case showed serious omissions with regards to public participation and community integration.

The public participation in heritage conservation projects in Hong Kong is usually minimal, and final decisions are always only influenced by the government rather than the people.[16] The closure of SCAD Hong Kong in 2020, perceived as a missed opportunity to participate in the development process through community engagement[17]. Indeed, Esther Cheung and Albert p.C. Chan, in an article in 2013, depicted how little effort was made by SCAD in engaging with the local community; therefore, SCAD was somewhat distant from the residents of Sham Shui Po. One of the critic is the visiting tours having to be scheduled in advance that an inflexible notion was created where community members did not feel welcome. Many locals have seen this as a project that distanced from the realities, due to the sharp separation between the elite educational environment of SCAD and the working-class nature of the surrounding population.[18]

Even though the adaptive reuse of the structure was a great success from an architectural point of view, the limited involvement with the population became its criticism due to the lack of social impact. Because of the high tuition fees at SCAD, locals could not attend the school[19]; therefore, the majority of the population allowed the college not to benefit the community as it could have been. Moreover, the arts college was not been integrated into the local community, with many residents viewing it as an elitist project, in which little attention paid to the needs of the residential population.[20]

What the case of SCAD Hong Kong has really shown is the imperative of introducing community engagement in heritage reuse projects. Without very extensive proactive public outreach, these projects hardly deliver relevant and sustainable social benefits in areas of particular local need. One of the major reasons that led to the closure of SCAD Hong Kong in 2020 was indeed a lack of community involvement.[21]

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[14] *The* Commissioner for Heritage's Office. 2020. "Revitalising Historic Buildings Through Partnership Scheme: Former North Kowloon Magistracy Resource Kit." Hong Kong.

[15] Esther Cheung, and Albert p. C. Chan. 2014. "Revitalizing Historic Buildings through a Partnership Scheme: Innovative Form of Social Public–Private *Partnership." Journal of Urban Planning and Development* 140 (1). https://doi.org/10.1061/(asce)up.1943-5444.0000161. p. 6.

[16] 'Problem issues of public participation in built-heritage conservation: Two controversial cases in Hong Kong', *Habitat International*, (Cit.) 2011. p. 465.

[17] Cheung, Esther, and Albert p. C. Chan. 2014. "Revitalizing Historic Buildings through a Partnership Scheme: Innovative *Form* of Social Public Private Partnership." (Cit.) p. 7.

[18] Ibid.

[19] Cheung, Esther, and Albert p. C. Chan. 2014. "Revitalizing Historic Buildings through a Partnership Scheme: Innovative *Form* of Social Public Private Partnership." (Cit.) p. 8.

[20] Ibid.

[21] Wu, Ka Yan. 2023. "SCAD Hong Kong Savannah University Lost 320 Million and Closed Its Doors. Analysis: Overly Expensive Tuition of 1.2 Million Is Not the Biggest Cause of Death. (SCAD香港薩凡納大學蝕3.2億停辦　分析：超貴學費120萬非最大死因)." (Cit.)

7.2 Empowerment Through Participation

> **“CITIZEN PARTICIPATION IS A CATEGORICAL TERM FOR CITIZEN POWER.”**
>
> Arnstein, Sherry R. 1969. “A Ladder Of Citizen Participation.”
> *Journal of the American Institute of Planners* 4 (35): 216–24.

The real participation and genuine empowerment require that the structure of decision-making processes are changed. As long as the decision-making powers squarely remain with the institutional bureaucracies, communities often remain excluded from meaningful involvement, which results in programs devoid of local relevance and hence increases the chances of failure.[22] Compared to the external professionals, the community members know their environment through experience and daily interaction with the environment and other people in their areas.[23]

In the self-reinforcing circle of participation and empowerment: grassroots activities nurture the needed consciousness that leads to social mobilization. People have the capacities to change their lives with less reliance on government intervention[24] through the distribution and balancing of power. Productive participation generates power at the grassroots level, which help in making changes in institutional structures.[25] It helps the community become stronger and more capable of solving its own problems because regular people are involved in developing and implementing policies affecting their lives. Empowerment is the process by which individuals, organizations, and communities gain the ability to take control of their lives by initiating action themselves to reorganize their social and political environments.[26]

Studies confirm that there is a strong association between satisfaction with the community and the level of community involvement in development processes[27], and that this may lead to more equitable outcomes.[28] Low-income residents and employees are among those usually excluded from decisions about civic life; enabling them develops notions of equity and justice[29]. In cooperative endeavors, the players propose principles that are now consistent with the collective interests of the group.[30]

7.2.1 Active Participation and Social Innovation

The devotion of individuals or communities towards an active participation in group actions taken to fulfill goals that are mutually set.[31] It is a process where stakeholders, through a community, share decisions about institutions, programs, and environments that affect their lives. Theoretically, citizenship participation in governance is the anchor of democracy, an ideal accordingly celebrated everywhere.[32] As UNESCO recommended in 2011, capacity-building activities should involve main stakeholders at different levels, such as communities, decision-makers, and professionals to raise awareness.[33]

Participation has been a central part of self-help and community development processes[34] for improving quality of life in regard to self-determination in development for all members within a community.[35] The use of social innovation and entrepreneurship will meet the previously unmet welfare needs in a sustainable manner and contribute to a socially inclusive market economy.[36] Community participation enables members to represent and pursue individual interests and rights, given their collective rights and responsibilities.[37]

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[22] Soto, Gabriela. 2019. “Architecture As A Tool For Transformation: Participatory Approaches In Contemporary Architecture.” Master Thesis, Milano: Politecnico di Milano. p.66

[23] Ibid.

[24] Hedayat Allah Nikkhah, and Ma’rof Redzuan. 2009. “Participation as a Medium of Empowerment in Community Development.” *European Journal of Social Sciences* 11 (1): 170–76. p.174

[25] Hedayat Allah Nikkhah, and Ma’rof Redzuan. 2009. “Participation as a Medium of Empowerment in Community Development.”(Cit.)pp.172

[26] Fung, Archon, and Erik Olin Wright. 2001. “Deepening Democracy: Innovations in Empowered Participatory Governance.” Politics and Society 29 (5): 5–41. https://doi.org/10.1177/0032329201029001002. p.7

[27] Fung, Archon, and Erik Olin Wright. 2001. “Deepening Democracy: Innovations in Empowered Participatory Governance.” (Cit.) p.26

[28] Zhai, Binqing, and Albert p. C. Chan. 2018. “Community Evaluation and Impact Assessment of Revitalization Project: A Case Study in Hong Kong.” Journal of Building Construction and Planning Research 06 (02): 23–40. https://doi.org/10.4236/jbcpr.2018.62002. p.26

[29] Fung, Archon, and Erik Olin Wright. 2001. “Deepening Democracy: Innovations in Empowered Participatory Governance.” (Cit.) p.26

[30] Fung, Archon, and Erik Olin Wright. 2001. “Deepening Democracy: Innovations in Empowered Participatory Governance.” (Cit.) p.26

[31] Giuseppe Pace. 2021. “Heritage Conservation and Community Empowerment: Tools for Living Labs.” In *Underground Built Heritage Valorisation: A Handbook. Proceedings of the First Underground4value Training School*, 197–234. Roma: CNR. https://doi.org/https://dx.doi.org/10.48217/mngspc01. p.207

[32] Sherry R. Arnstein, 1969. “A Ladder Of Citizen Participation.” *Journal of the American Institute of Planners* 4 (35): 216–24. www.historyofsocialwork.org. p.216

[33] UNESCO. 2011. *Recommendation on the Historic Urban Landscape, Including a Glossary of Definitions* Paris. p.5

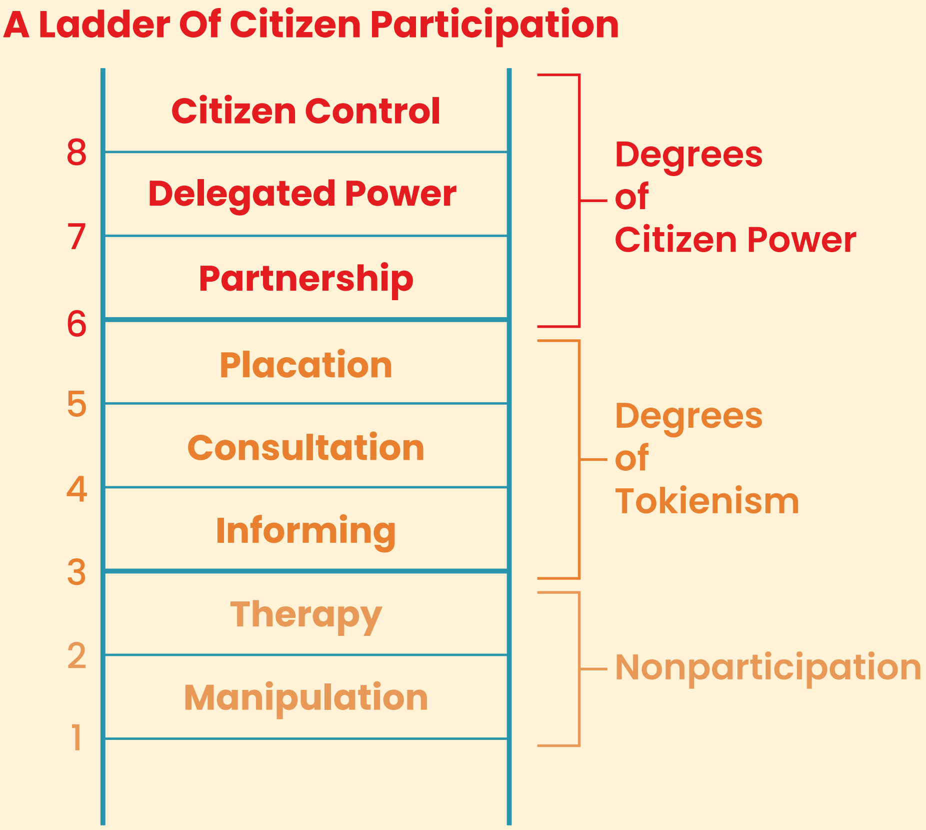
[34] Hedayat Allah Nikkhah, and Ma’rof Redzuan. 2009. “Participation as a Medium of Empowerment in Community Development.”(Cit.)pp.170

[35] Allah Nikkhah, Hedayat, and Ma’rof Redzuan. 2009. “Participation as a Medium of Empowerment in Community Development.”(Cit.)pp.171

[36] Hanna Szemző, Jorge Mosquera, Levente Polyák, and Lukács Hayes. 2022. “Flexibility and Adaptation: Creating a Strategy for Resilience.” (Cit.) p.1

[37] Zhai, Binqing, and Albert p. C. Chan. 2018. “Community Evaluation and Impact Assessment of Revitalization Project: A Case Study in Hong Kong.” (Cit.) p.26

7.2.2 A Ladder Of Citizen Participation



[Fig. 7.2] Eight Rungs on A Ladder Of Citizen Participation
Source: Arnstein, Sherry R. 1969. "A Ladder Of Citizen Participation." (Cit.) p.217

Arnstein's *Ladder of Citizen Participation* (1969)[38] provides a conceptual framework to gauge various levels of citizen participation in decision-making processes. The lowest steps, **Manipulation** and **Therapy**, stand for non-participation, whereby citizens are excluded in decision-making at all. **Informing** and **Consultation**, moving upwards, describe tokenism, where citizens are given the opportunity to voice something without real influence. These have been most common in heritage management in Hong Kong. **Placation** then is a higher tokenistic form whereby citizens can advise but not decide. Real empowerment begins with **Partnership**, whereby the citizens can negotiate with them, while the top rungs stand for full decision-making power in the hands of the citizens: **Delegated Power** and **Citizen Control**.

7.2.3 Empowerment

Community empowerment is a collaborative process for the creation of shared definition, desire, and solution.[39] The effective civic engagement involves many players, especially the residents at the local level, in ensuring that knowledge generated stems from within the community settings that represent their history, values, and goals.[40] It is assumed, in this case, to be an empowering process of collaboration and mutual benefit.[41] Empowerment thus enables communities to act intentionally within decision-making frameworks at various levels-from the policy boards down to planning committees.[42] This process does not attempt to undermine governmental authority but at strengthening the legitimacy of public institutions through collaborative governance.[43] Empowerment of communities through increased levels of authority, especially over matters of sustainability, inherently fosters a reflective deliberation and creativity within the culture.[44] In any case, for participation to succeed, conventional governance frameworks have to be reformed to be more inclusive of local contexts and collaborative decision-making processes.

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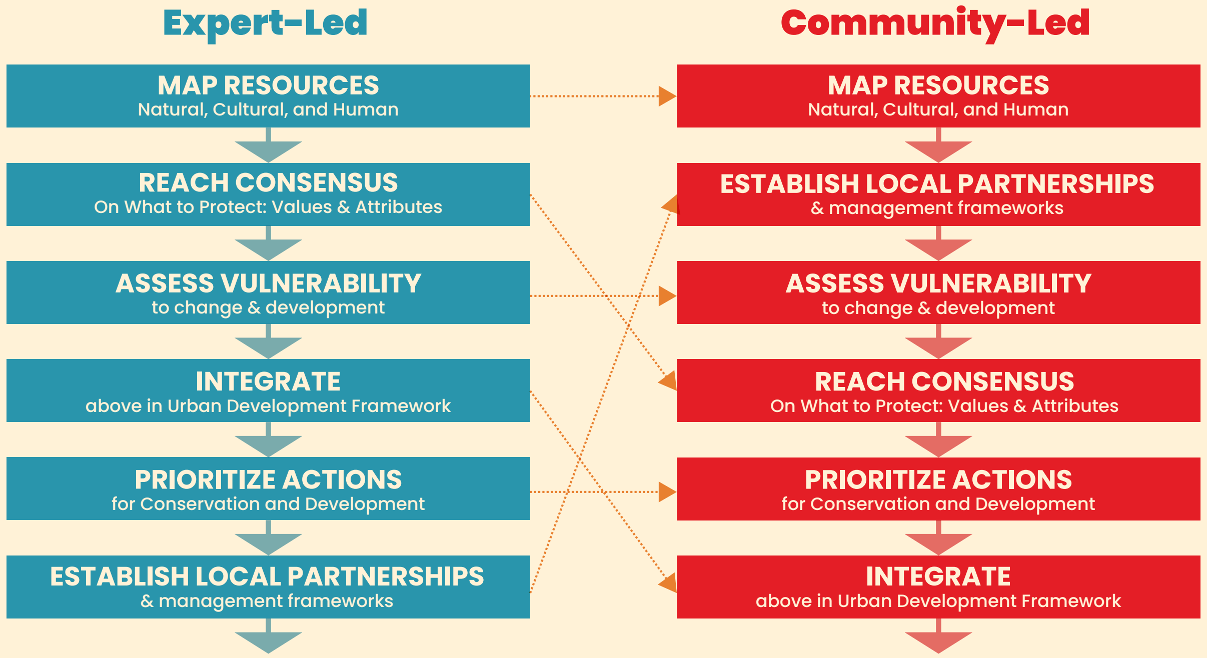
[38] Sherry R.Arnstein, 1969. "A Ladder Of Citizen Participation." (Cit.) p.217
[39] Giuseppe Pace. 2021. "Heritage Conservation and Community Empowerment: Tools for Living Labs." (Cit.) p.217
[40] UNESCO. 2011. *Recommendation on the Historic Urban Landscape, Including a Glossary of Definitions.* (Cit.) p.4
[41] UNESCO. 2011. *Recommendation on the Historic Urban Landscape, Including a Glossary of Definitions.* (Cit.) p.4
[42] Arnstein, Sherry R. 1969. "A Ladder Of Citizen Participation." (Cit.) p.221
[43] Giuseppe Pace, 2021. "Heritage Conservation and Community Empowerment: Tools for Living Labs." (Cit.) p.211
[44] Giuseppe Pace. 2021. "Heritage Conservation and Community Empowerment: Tools for Living Labs." (Cit.) p.217-218

7.2.4 Bottom-Up


Expert-Led
MAP RESOURCES
Natural, Cultural, and Human
REACH CONSENSUS
On What to Protect: Values & Attributes
ASSESS VULNERABILITY
to change & development
INTEGRATE
above in Urban Development Framework
PRIORITIZE ACTIONS
for Conservation and Development
ESTABLISH LOCAL PARTNERSHIPS
& management frameworks
Community-Led
MAP RESOURCES
Natural, Cultural, and Human
ESTABLISH LOCAL PARTNERSHIPS
& management frameworks
ASSESS VULNERABILITY
to change & development
REACH CONSENSUS
On What to Protect: Values & Attributes
PRIORITIZE ACTIONS
for Conservation and Development
INTEGRATE
above in Urban Development Framework

[Fig. 7.3] Critical Steps of Heritage Project: Expert-led vs Community-led
Source: Pace, Giuseppe. 2021. “Heritage Conservation and Community Empowerment: Tools for Living Labs.” (Cit.) p.190

Today, the idea of the community has changed a lot as the citizens themselves become the main creative authority of local planning and the logistics of its implementation.[45] The idea of bottom-up approach is that the community takes the initiative and manages it. This is the case when the joint participants initiate “community-designed” projects and engage the local residents at the grassroots level by including them in the decision-making process, thus a partnership approach is implemented where both parties are equally responsible.[46] What it aim to do is to grant the residents the right and the power to decide on their own fate and the future of their own communities. Through the people’s participation in tangible acts that bring about debates, there will be a shift in power relations, which will be the result of negotiation between citizens and authority figures.

Even though experts feature in the decision-making, they do not completely monopolize the process.[47] In a bottom-up framework, the whole process-from the formulation of decisions to the evaluation-is heavily relegated to the community.[48] In these community-led projects, it is at the early stages of this process that local partnerships are emphasized, unlike in expert-driven approaches where the locals’ role is reserved for the final touches of the process.[49] This transformation accordingly reveals that the local stakeholders in this model are incomparably more powerful and active, and their participation and ownership of the outcomes of the activities are much more significant.

Nikkhah et al. (2009) cited the study of Gilbert and Ward (1984) and exclaimed that this will encourage active participation as a end of social interaction and dedication[50] especially in cases where the more actively participating individual benefits most from such an engagement. Such benefits are not only towards the program objectives but also to the sustainable goals of the stakeholders’ end.[51] Consequently, individual engagement enhances the perceived sustainable connection between the community and the development initiatives, fostering durability and expansion.

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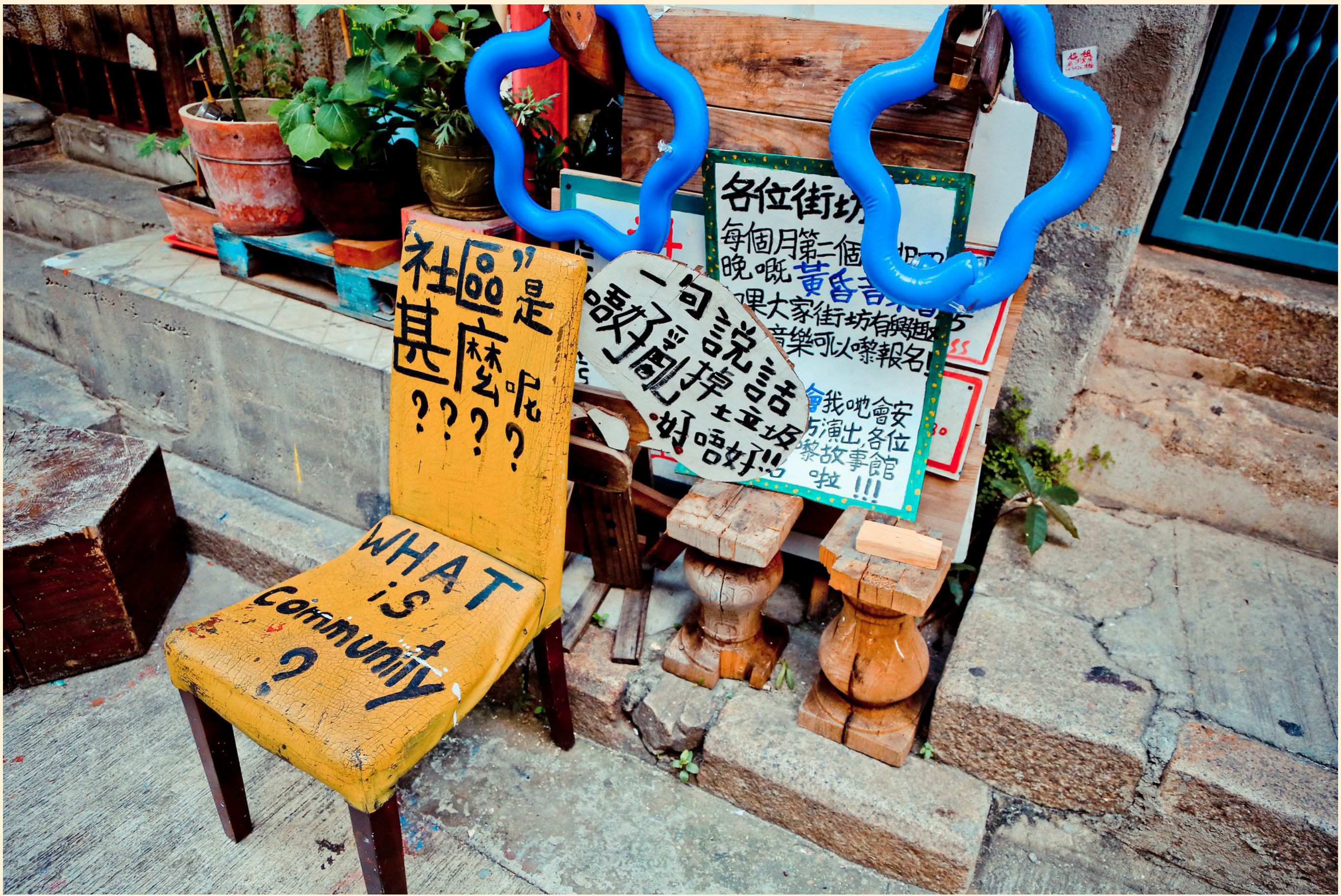
[45] Gabriela Soto. 2019. “Architecture As A Tool For Transformation: Participatory Approaches In Contemporary Architecture.” (Cit.). p.66
[46] Hedayat Allah Nikkhah, and Ma’rof Redzuan. 2009. “Participation as a Medium of Empowerment in Community Development.”(Cit.)pp.171
[47] Sherry R. Arnstein, 1969. “A Ladder Of Citizen Participation.” (Cit.) p.221
[48] Hedayat Allah Nikkhah, and Ma’rof Redzuan. 2009. “Participation as a Medium of Empowerment in Community Development.”(Cit.)pp.174
[49] Giuseppe. Pace. 2021. “Heritage Conservation and Community Empowerment: Tools for Living Labs.” (Cit.) p.190
[50] Hedayat Allah Nikkhah, and Ma’rof Redzuan. 2009. “Participation as a Medium of Empowerment in Community Development.”(Cit.)pp.173
[51] Evangelos Kyriakidis, . 2020. *A Community Empowerment Approach to Heritage Management: From Values Assessment to Local Engagement.* Abingdon: Routledge. p.81



[Fig. 7.4] Signage at the Blue House, Hong Kong's First Community-Engaged Heritage Project, 2015.
Source: simontamhk.com
Available from: https://simontamhk.com/香港灣仔藍屋/ (accessed Jan. 28, 2024)

UNESCO's Historic Urban Landscape approach proclaims that knowledge and planning methods should focus on the safeguarding of urban heritage attributes through the protection of their integrity and authenticity.[52] In addition to conserving tangible aspects of heritage, the methods need to recognize cultural significance and diversity, enabling the management and control of changes with a view to enhancing urban settings as well as the quality of life in general.[53] Participatory design goes beyond a spatial or physical outcome; it is a process that develops organizational structures and drives social development. This approach requires that rationality and strategic thinking become integral components of the planning process.[54] The respective roles of the architects, planners, facilitators, and locals must be clearly outlined, as must the distribution of authority between those who plan the project and those responsible for implementing it.[55]

The former North Kowloon Magistracy is able to act as a hub for testing the feasibility of projects related to the creation of new social and territorial connections with the purpose of creating resilience by offering new services or products.[56]

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[52] UNESCO. 2011. *Recommendation on the Historic Urban Landscape, Including a Glossary of Definitions.* (Cit.) p.4
[53] Ibid.
[54] Gabriela Soto. 2019. "Architecture As A Tool For Transformation: Participatory Approaches In Contemporary Architecture." (Cit.). p.67
[55] Giuseppe Pace. 2021. "Heritage Conservation and Community Empowerment: Tools for Living Labs." (Cit.) p.216
[56] Hanna Szemző. Jorge Mosquera, Levente Polyák, and Lukács Hayes. 2022. "Flexibility and Adaptation: Creating a Strategy for Resilience." *Sustainability* (Switzerland) 14 (2688). https://doi.org/10.3390/su14052688. p.15

7.3.1 Strategies for Community Participation

It first involves establishing the project goals based on the previous study. Incorporating all the factors will lead to one main objective. The second procedure is the determination of the stakeholders and communities of interest in regard to the project. This involves the determination of who will take part, who has power over the project and the type of contribution each stakeholder can make to the undertaking. Understanding interests is critical, especially about the order of importance towards prioritizing stakeholders and who are most likely to use the building. It will be in this context that the rational use of tools and methodologies will facilitate community involvement with decision-making or empowered enough to take an active part in the process of community engagement.[57]

Design solutions can also be informed by data collected, thus ensuring that they are appropriate to the needs and concerns of the locals, at the same time optimizing the heritage site's sustainability. It has to be noted, though, that involving people in the planning of their environment is, in effect, a form of empowering them, wherein the architect serves merely as a facilitator of the conditions which allow development to take place.[58] A participatory methodology would have to remain involved in engaging communities in the management so that the interest of the local populations in the structure for long-term sustainability is ensured in the future.[59]

7.3.2 Project Goals

The project is intended to serve two purposes: to conserve the Magistracy's heritage value while also reorganizing it to fulfill modern community needs.

G1) Cultural and Historical Preservation:

The goal is to preserve the building's legacy while also ensuring that the community recognizes the structure's historical significance. With its historical, architectural, and social value, the Magistracy is a building that should be conserved so that future generations can understand how Hong Kong's law and culture evolved. The Magistracy should be more than just a conserved historic structure; it should be a living and breathing cultural nexus, connecting the past and present to produce not only a cultural building, but a community-identified and proud one, particularly in the quickly modernizing Sham Shui Po.

This should be done in combination with maintaining the building's historic aesthetics and adapting it for current uses to guarantee that it performs sustainably while preserving its past. In this way, it can continue to be valuable and relevant to the community without surrendering any of its historical integrity.

G2) Community Engagement:

Another goal is to guarantee that the Magistracy serves not only as a historical monument, but also as a living and active part of the local community. Community involvement is at the heart of connecting the Magistracy's heritage and cultural worth to the needs, interests, and well-being of Sham Shui Po inhabitants, transforming it into a venue that actually serves the community. This sense of ownership and pride can be transferred to the community through involvement, allowing the Magistracy to represent the neighborhood's social and cultural identity.

The project emphasizes community engagement in maintaining the accessibility and inclusion of public areas, allowing the Magistracy to serve all inhabitants, particularly underrepresented and underprivileged groups. By make the Magistracy an encouraging place to gather, study, and spend time, it turns to a focal point for community involvement. Residents and local organizations must be involved in development and programming decisions.

G3) Support Local Residents in Need:

It also addresses a few significant social and economic issues among Sham Shui Po residents, particularly low-income families, those living in subdivided flats, and other vulnerable members of the community. This is intended to develop the Magistracy into a thriving community asset that will secure and give possibilities for the population of the area, as it has a high density of lower-income households and constrained living conditions.

In this approach, the project intends to focus its support on these individuals in order to respond quickly to the community's pressing needs. Establishing the Magistracy as a source of support will result in a greater dedication to community care, compassion, and inclusivity, as well as increased feelings of solidarity and belonging among its citizens. This approach reflects the project's aim to have space that is not simply historic in nature, but also contributes to and empowers the community.

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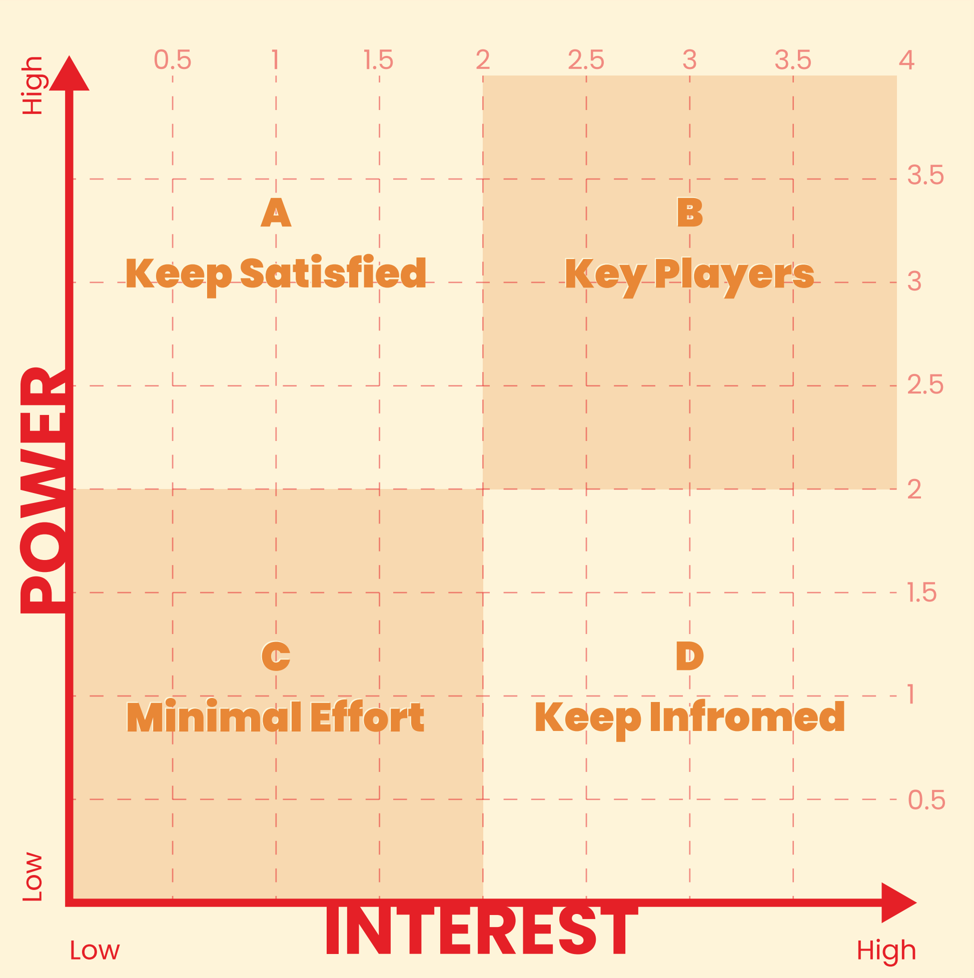
[57] Giuseppe Pace. 2021. *Heritage Conservation and Community Empowerment: Tools for Living Labs.* (Cit.) p.199

[58] Gabriela Soto. 2019. "Architecture As A Tool For Transformation: Participatory Approaches In Contemporary Architecture." (Cit.). p.99

[59] Hedayat Allah Nikkhah, and Ma'rof Redzuan. 2009. "Participation as a Medium of Empowerment in Community Development."(Cit.)pp.172



[Fig. 7.5] The Power/Interest Matrix
Source: Newcombe, R. 2002. "From client to project stakeholders: a stakeholder mapping approach." *Construction Management and Economics* 21 (8): 841–8.

This matrix categorizes stakeholders based on their levels of power and interest related to the project. For each of these four zones, it describes the type of relationship that needs to be developed and maintained with each stakeholder group during the course of a project.[60]

The low-interest stakeholders with low influence levels (Zone A) for project outcomes may have minimum levels of engagement. While the stakeholders in Zone B may have a high level of interest in the project activities, they have limited influence and, therefore, need to be well-informed on all major decisions taken by the project for which effective communication is maintaining good relations with this particular stakeholder group.

When formulating project strategy it is critical that decisions are acceptable to key players in Zone D. However, stakeholders in Zone C usually pose the biggest management challenge. Because their interest in the organization's strategies is low, a source of dissatisfaction may quickly make use of its influential position and move into Zone D by raising its level of engagement and so become a key player.

Each stakeholder's power and interest will be assessed on a scale from 0 to 4, with 0 indicating no power or interest and 4 indicating high power or interest.

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60 Newcombe, R. 2002. "From client to project stakeholders: a stakeholder mapping approach." *Construction Management and Economics* 21 (8): 841–8. P.844

List of Stakeholders

ID	Name	Discription	Public / Private	Category	G1 Cultural and Historical Preservation		G2 Community Engagement		G3 Support Local Residents in Need	
					Power	Interest	Power	Interest	Power	Interest
D1	**Development Bureau**	Oversees the land use regulations.	Public	Institution	3.5	1	-	-	2.5	0.5
D2	**Antiquities and Monuments Office (AMO)**	Monitors the preservation of historic buildings and ensures restoration aligns with cultural heritage standards.	Public	Institution	4	4	-	-	-	-
D3	**Urban Renewal Authority (URA)**	Involved in heritage conservation within urban development projects.	Public	Institution	2.5	1.5	-	-	1.5	1.5
D4	**Buildings Department**	Ensure the safety, structural integrity, and regulatory compliance of any modifications to the Magistracy.	Public	Institution	4	1.5	-	-	-	-
D5	**Home Affairs Department (HAD)**	Fostering community development and could help coordinate with local residents and ethnic minority groups.	Public	Institution	-	-	3.5	1.5	3	3
D6	**Planning Department**	Provide guidance on zoning, land use, and urban development strategies.	Public	Institution	3.5	1.5	-	-	-	-
D7	**Leisure and Cultural Services Department (LCSD)**	Facilitate cultural programming and community events at the Magistracy. They also provide resources for community engagement initiatives.	Public	Institution	1	1.5	3	1.5	1.5	3
D8	**Social Welfare Department**	Provide resources and support for social services, such as family counseling, legal aid, and assistance programs within the Magistracy	Public	Institution	-	-	3	1	3.5	1.5
D9	**Sham Shui Po District Council**	Represents local residents, ensuring the project aligns with community interests.	Public	Council	0.5	2.5	4	2.5	2.5	3.5

ID	Name	Discription	Public / Private	Category	G1 Cultural and Historical Preservation		G2 Community Engagement		G3 Support Local Residents in Need	
					Power	Interest	Power	Interest	Power	Interest
H1	**Docomomo Hong Kong**	Provide guidance on best practices for the conservation of heritage, alongside strategies for promoting awareness of the building's historical significance.	Private	Institution	2.5	3.5	-	-	-	-
H2	**Hong Kong Community Heritage Foundation**	Offer input on the building's significance and advocate for preserving historical elements.	Private	Foundation	3.5	3.5	-	-	-	-
H3	**Heritage Conservation Consultant**	Provide expert guidance on preserving the historical integrity of the Magistracy.	Private	Consultant	1.5	4	-	-	-	-
F1	**The Lord Wilson Heritage Trust**	Provide grants or funds for the preservation aspects of the project.	Public	Fund	2.5	3.5	-	-	-	-
F2	**Built Heritage Conservation Fund**	Their Revitalizing Historic Buildings Through Partnership Scheme provides financial support to non-profit organizations, and other stakeholders to adaptively reuse historic buildings.	Public	Fund	3	4	-	-	-	-
F3	**The Hong Kong Jockey Club Charities Trust**	Funding the project with an emphasis on youth development, poverty alleviation, and the promotion of healthy community growth.	Private	Fund	-	-	1.5	1.5	1.5	3.5
F4	**Crowdfunding**	Kickstarter and Patreon are websites that can be used to raise public exposure and finances for others who may be interested in the project.	Private	Fund	0.5	3.5	0.5	2.5	0.5	3.5
L1	**Shamshuipo Kaifong Welfare Association**	Provide insights into the community's needs and engage youth in the Magistracy's programs.	Private	Association	-	-	1.5	4	1.5	3

ID Legend
D: Government Departments
H: Heritage Realted Institution
F: Funding
L: Local Association

0 = No Power/Interest
1 = Low Power/Interest
2 = Medium Low Power/Interest
3 = Medium High Power/Interest
4 = High Power/Interest

ID	Name	Discription	Public / Private	Category	G1 Cultural and Historical Preservation		G2 Community Engagement		G3 Support Local Residents in Need	
					Power	Interest	Power	Interest	Power	Interest
L2	**Sham Shui Po Community Association (SSPCA)**	It is intended to help foster a sense of mutual support among neighbors. Providing diverse requirements of the community to improve social living standards.	Private	Association	1	2.5	2.5	3	1.5	4
L3	**The Society for Community Organization (SoCO)**	Sham Shui Po is one of the main locations where they work. They collaborate with grassroots communities to create a fair and sustainable livelihood	Private	Association	-	-	2.5	3.5	1.5	3.5
R1	**Subdivided Units Tenant**	Provide valuable insights into the community's most pressing needs. Their lived experiences and feedback can guide the project to ensure it addresses issues like housing insecurity, social inclusion, and access to resources effectively.	Private	Individual	2.5	2.5	3.5	4	3.5	4
R2	**Ethnic Minorities**	They can contribute by sharing their traditions, languages, and cultural needs, which can inform the design of inclusive spaces and culturally relevant programs.	Private	Individual	2.5	2.5	3.5	4	3.5	4
R3	**Elderly Living Alone**	Provide insights into accessibility needs, social spaces, and programs that support aging in place. They can also contribute to the project by participating in community events, sharing local history	Private	Individual	2.5	3	3.5	4	3.5	4
R4	**Single Parent Family**	They can contribute ideas for family support services, to create a family-friendly spaces.	Private	Individual	2.5	2.5	3.5	3.5	3.5	4
R5	**Other Local Residents**	Provide diverse perspectives on community needs, preferences, and potential uses for the Magistracy.	Private	Individual	1.5	3	3.5	3	3.5	3

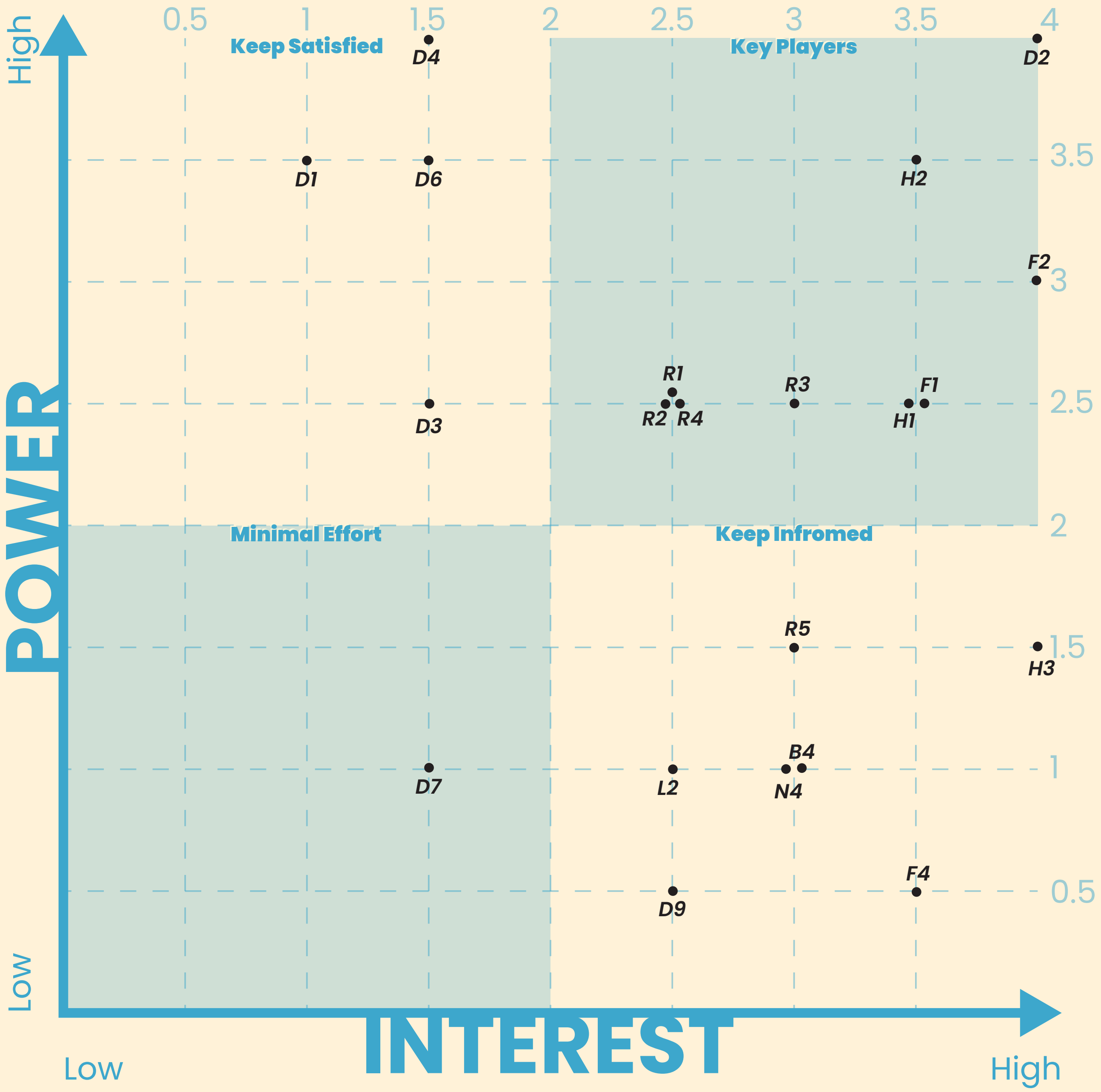
ID	Name	Discription	Public / Private	Category	G1 Cultural and Historical Preservation		G2 Community Engagement		G3 Support Local Residents in Need	
					Power	Interest	Power	Interest	Power	Interest
N1	**Bo Charity Foundation**	Provide support through its "Food Angel" program, offering assistance and addressing food insecurity among low-income residents in the community.	Private	Foundation	-	-	2.5	3	2.5	3.5
N2	**Neighbourhood Elderly Centre of Grace**	Provide advice of services tailored to elderly residents in Sham Shui Po.	Private	Association	-	-	3	3	2.5	3.5
N3	**Centre for Community Cultural Development Limited**	Enhance the project by organizing inclusive cultural programs that empower underprivileged groups	Private	Association	-	-	2.5	3	2.5	3.5
N4	**Hong Kong Youth Hostels Association**	Provide valuable contributions to an adaptive reuse project as the owner of Mei Ho House (A nearby historical building turned to a hostel), especially one focused on community engagement and cultural preservation.	Private	Association	1	3	1	1.5	1.5	1
B1	**Local Cafés and Restaurants**	Providing catering for events, offering discounts to visitors, or setting up pop-up stalls at the Magistracy.	Private	Individual	-	-	1.5	3.5	1	3
B2	**Local Fabric and Craft Shops**	Supplying materials for workshops, participating in artisan fairs.	Private	Individual	-	-	1.5	3	1	2.5
B3	**Golden Computer Arcade Vendors**	Partnering on tech workshops or digital literacy events	Private	Individual	-	-	1.5	1.5	1	1
B4	**Apliu Street Flea Market Vendors**	Organizing flea markets, co-hosting antique or collectible exhibits	Private	Individual	1	3	1.5	4	1	1.5
B5	**Social Enterprises**	Small businesses or cooperatives run by and for the community, providing services that directly benefit low-income residents.	Private	Individual	-	-	2.5	4	3	4

ID Legend
L: Local Association
R: Local Residents
N: NGO

B: Local Business

0 = No Power/Interest
1 = Low Power/Interest
2 = Medium Low Power/Interest
3 = Medium High Power/Interest
4 = High Power/Interest

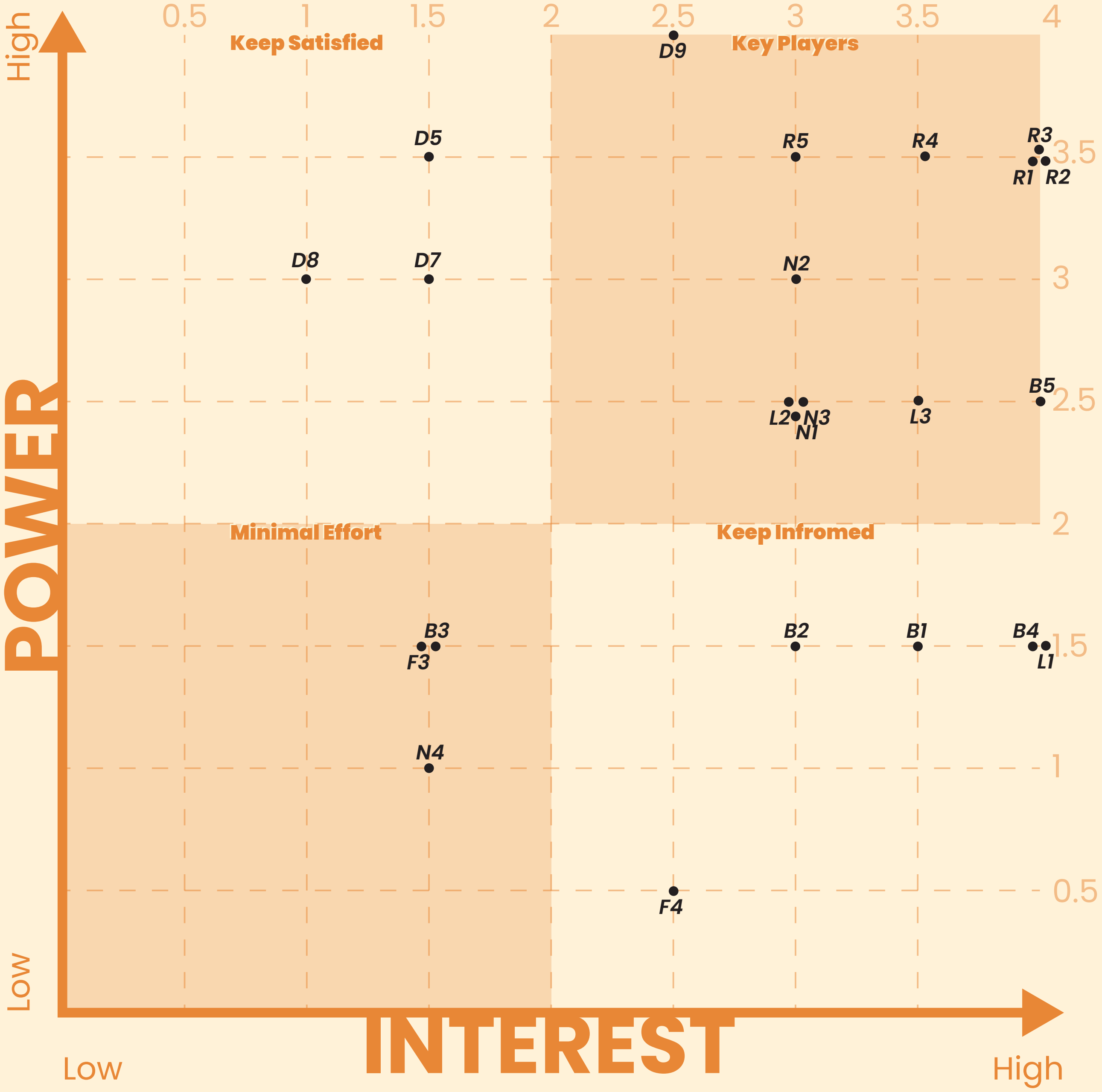
G1. Cultural and Historical Preservation



[Fig. 7.6] Stakeholder Mapping of ***G1. Cultural and Historical Preservation***
[Elaborated by Author]

Legend
D1: Development Bureau
D2: Antiquities and Monuments Office
D3: Urban Renewal AuthorityD4: Buildings Department
D6: Planning Department
D7: Leisure and Cultural Services Department
D9: Sham Shui Po District Council
H1: Docomomo Hong Kong
H2: Hong Kong Community Heritage Foundation
H3: Heritage Conservation Consultant
F1: The Lord Wilson Heritage Trust
F2: Built Heritage Conservation Fund
F4: Crowdfunding
L2: Sham Shui Po Community Association
R1: Subdivided Units Tenant
R2: Ethnic Minorities
R3: Elderly Living Alone
R4: Single Parent Family
R5: Other Local Residents
N4: Hong Kong Youth Hostels Association
B4: Apliu Street Flea Market Vendors

The Antiquities and Monuments Office, Hong Kong Community Heritage Foundation, Built Heritage Conservation Fund, and local citizens are all major entities with significant influence and interest. As a result, they can be described as critical to achieving the project's heritage and community goals. Keep Satisfied stakeholders include the Development Bureau, URA, and Buildings Department. Because of their position of power, they would attempt to maintain their satisfaction for regulatory purposes while focusing less on cultural or social aims. The Keep Informed stakeholders would include the Sham Shui Po District Council and local vendors. Because their effect is regarded to be significantly lesser, they can provide valuable insights regarding community and cultural relevance. Those in the Minimal Effort group would include auxiliary assistance, such as neighboring cafés and the Youth Hostels Association, which would have little influence or vested interest. The method of engaging them would then ensure that each stakeholder is properly included depending on their function, influence, and interest in this project.

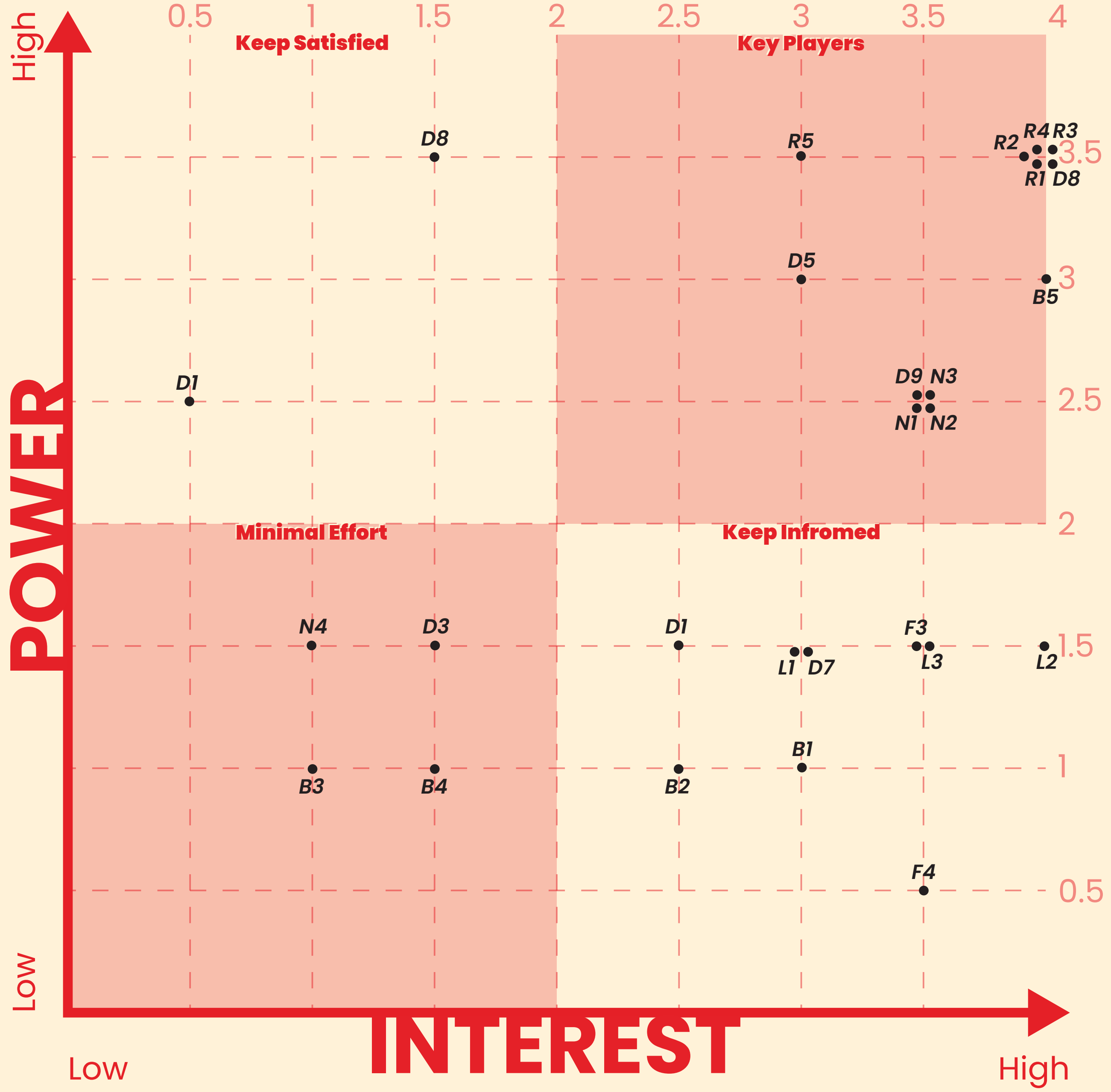


[Fig. 7.7] Stakeholder Mapping of ***G2. Community Engagement***
[Elaborated by Author]

Legend
D5: Home Affairs Department (HAD)
D7: Leisure and Cultural Services Department (LCSD)
D8: Social Welfare Department
D9: Sham Shui Po District Council
F3: Hong Kong Jockey Club Charities Trust
F4: Crowdfunding
L1: Shamshuipo Kaifong Welfare Association
L2: Sham Shui Po Community Association
L3: The Society for Community Organization
R1: Subdivided Units Tenant
R2: Ethnic Minorities
R3: Elderly Living Alone
R4: Single Parent Family
R5: Other Local Residents
N1: Bo Charity Foundation
N2: Neighbourhood Elderly Centre of Grace
N3: Centre for Community Cultural Development Limited
N4: Hong Kong Youth Hostels Association
B1: Local Cafés and Restaurants
B2: Local Fabric and Craft Shops
B3: Golden Computer Arcade Vendors
B4: Apliu Street Flea Market Vendors
B5: Social Enterprises

This table categorizes involvement according to each stakeholder's power and interest. Local individuals in need, as well as Social Enterprises, are all key players with great power and interest in project success and direct engagement with the community. The stakeholders to keep satisfied include those in regulatory responsibilities, which can be quite powerful but have a lower level of interest, such as the Home Affairs Department, Leisure and Cultural Services Department, and Social Welfare Department. Because their primary interest is in policy compliance and program support, they should be kept informed. Crowdfunding sources, Sham Shui Po Kaifong Welfare Association, and Local Cafés are examples of stakeholders who should be kept informed despite their minimal influence. Finally, stakeholders with limited power and interest, such as the Hong Kong Youth Hostels Association and Golden Computer Arcade Vendors, should receive the least amount of attention, but they can be leveraged to provide supplemental aid if necessary. This categorization guarantees that each group is involved in accordance with their level of effect and vested interest in the project.

G3. Support Local Residents in Need

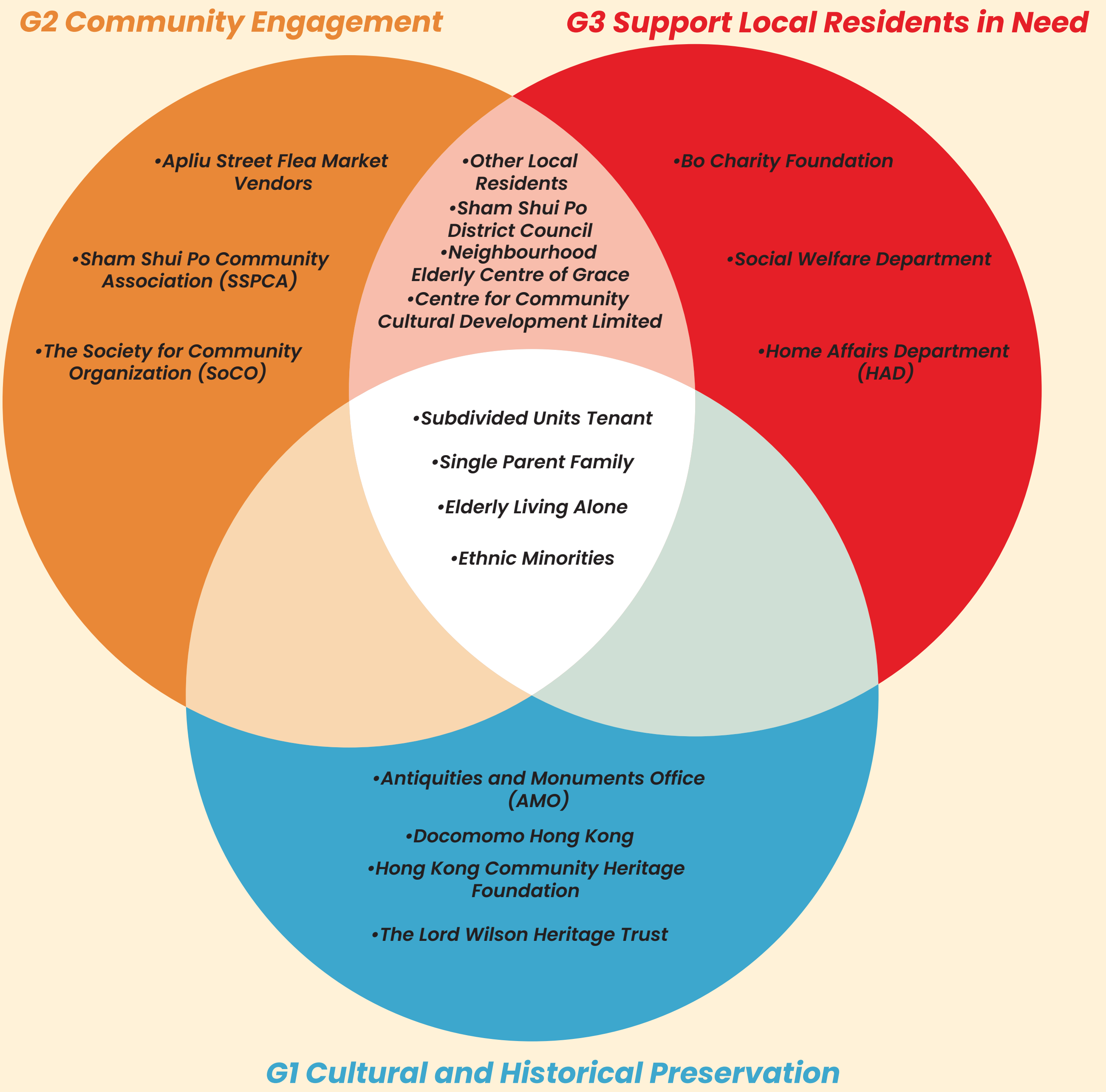


[Fig. 7.8] Stakeholder Mapping of ***G3. Support Local Residents in Need***
[Elaborated by Author]

Legend
D1: Development Bureau
D3: Urban Renewal Authority
D5: Home Affairs Department
D7: Leisure and Cultural Services Department
D8: Social Welfare Department
D9: Sham Shui Po District Council
F3: Hong Kong Jockey Club Charities Trust
F4: Crowdfunding
L1: Shamshuipo Kaifong Welfare Association
L2: Sham Shui Po Community Association
L3: The Society for Community Organization
R1: Subdivided Units Tenant
R2: Ethnic Minorities
R3: Elderly Living Alone
R4: Single Parent Family
R5: Other Local Resident
N1: Bo Charity Foundation
N2: Neighbourhood Elderly Centre of Grace
N3: Centre for Community Cultural Development Limited
N4: Hong Kong Youth Hostels Association
B1: Local Cafés and Restaurants
B2: Local Fabric and Craft Shops
B3: Golden Computer Arcade Vendors
B4: Apliu Street Flea Market Vendors
B5: Social Enterprises

Sham Shui Po District Council, subdivided unit tenants, ethnic minorities, elderly people living alone, single-parent families, and social enterprises are all powerful and interested parties, and their contributions are critical to the project's success. Satisfied stakeholders are people with significant authority but little interest. The Development Bureau and The Social Welfare Department are the examples of such a stakeholder, as it would require involvement in terms of regulatory guidance and/or prospective money, but with minimal scope for continuing engagement. Inform stakeholders: crowdfunding sites, the Shamshuipo Kaifong Welfare Association, and local cafes have less power but are keen on providing essential community information and cultural support that has little impact on the project's success. Finally, the Minimal Effort stakeholders are Golden Computer Arcade Vendors and Apliu Street Flea Market Vendors. These are the cases where there is little power and interest in the endeavor, which means that little effort is required to engage them. The categorization ensures that the most influential and interested stakeholders drive the project, while others are engaged depending on their potential influence.

Key Players


G2 Community Engagement
G3 Support Local Residents in Need
•Apliu Street Flea Market Vendors
•Sham Shui Po Community Association (SSPCA)
•The Society for Community Organization (SoCO)
•Other Local Residents
•Sham Shui Po District Council
•Neighbourhood Elderly Centre of Grace
•Centre for Community Cultural Development Limited
•Bo Charity Foundation
•Social Welfare Department
•Home Affairs Department (HAD)
•Subdivided Units Tenant
•Single Parent Family
•Elderly Living Alone
•Ethnic Minorities
•Antiquities and Monuments Office (AMO)
•Docomomo Hong Kong
•Hong Kong Community Heritage Foundation
•The Lord Wilson Heritage Trust
G1 Cultural and Historical Preservation

[Fig. 7.9] Key Players of 3 Goals
[Elaborated by Author]

Tenants in subdivided units, single parent families, the elderly living alone, and ethnic minorities are the key players who appear in all of the goals. The strong relevance emphasizes that these groups have important community needs, support, and have a rich of unique expertise to give on both cultural preservation and engagement strategies. The recurring occurrence of such community leaders across all three goals emphasizes the critical relevance of direct community participation. These organizations offer valuable insights on how the Magistracy might serve as a relevant venue for cultural, social, and practical needs.

Some key players are dedicated only to cultural and historical preservation such as *The Lord Wilson Heritage Trust, Antiquities and Monuments Office (AMO), Docomomo Hong Kong, and the Hong Kong Community Heritage Foundation*. This indicates that the focus will be on safeguarding the Magistracy's historic and cultural integrity, with less emphasis on broader community or social service aims.

It entails balancing specialized and overlapping stakeholders: heritage groups are concerned about conservation, whilst community organizations are interested in increasing engagement and social support. The large participation of local groups necessitates a very inclusive approach to adaptive reuse, based on the community in the case of the Magistracy.

7.3.4 Community Consultations

As Pace (2021) mentioned, after the site's preliminary research should be the development of local partnerships[61]. During this process, community consultations and events of engagement should be organized with the purpose of gathering the opinions, ideas, and desires of the local residents. Public meetings, workshops, focus groups, surveys, interviews, and digital platforms are various methods that can facilitate this process by offering stakeholders a chance to contribute to the adaptive reuse project with their cultural knowledge, preference, and ideas. Community engagement in this process would involve direct participation from various grassroots entities, such as nearby businesses, the construction and planning industries, the cultural sector, government departments, academia, social services, and grassroots organizations, to name a few[62]. Such initiatives ensure that diverse voices are taken into account for any form of decision-making, which therefore provides a more inclusive and culturally responsive project result.

With the present project, some preliminary explorations were done into needs and perspectives of the community by using online questionnaires. In this way, it was possible to collect feedback from the community and native perspectives that afterwards were included during the implementation process of the project. It greatly allowed an in-depth understanding of the priorities of the community, ensuring the initiative would remain sensitive to the specific cultural and social contexts of the community while fostering better involvement of the community.

Online Questionnaires

Advanced technologies have gathered momentum as regards public participation[63], and in this respect, Internet-based tools are becoming increasingly critical for citizens' engagements. Such platforms can allow the engagement of tens of millions of people, instead of the slender attendance that characterizes conventional hearing sessions[64]. The shift sends an important reminder on the important contribution that digital technologies make towards participatory urban development in which citizens take center stage in building sustainable, livable, and resilient cities.[65]

Quantitative data collection is regularly obtained through the use of online questionnaires.[66] In general, they have various advantages in that they enable reaching more significant numbers than would otherwise be possible[67], even while reducing administration costs and speeding up the results collection and analysis process[68]. They are also considerably better at collecting information when there are resource constraints and analyzing it under time constraints[69]. The same number of respondents, if done through interviews, would be extremely hard to achieve.

In addition to fulfilling their purpose in data collection, the online survey is an effective way to raise awareness about urban heritage. Response from the community, in the form of questions or discussions about heritage-related problems, contributes greatly to bringing those problems forward[70] and, therefore, it becomes a way of raising public awareness and drawing public attention.

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[61] Pace, Giuseppe. 2021. "Heritage Conservation and Community Empowerment: Tools for Living Labs." (Cit.) p.190

[62] Lam, Laurence. 2007. "Proposing Community Heritage Preservation Model through the Blue House Project." In The 6th Pacific Rim Community Design Network and 1st Xiamen-Quanzhou-Zhangzhou-Longyan Cities Alliance Designers Conference. Quanzhou. p.2

[63] Eetu Kaskela. 2023. "The Current and Future Digital Participation Methods in Urban Planning in Finnish Municipalities." Master Thesis, Espoo: Aalto university. p.31

[64] Eetu Kaskela. 2023. "The Current and Future Digital Participation Methods in Urban Planning in Finnish Municipalities." (Cit.) p.28

[65] Simone Tappert, Asma Mehan, Pekka Tuominen, and Zsuzsanna Varga. 2024. "Citizen Participation, Digital Agency, and Urban Development." *Urban Planning* 9 (7810). https://doi.org/10.17645/up.7810. p.4

[66] Eetu Kaskela. 2023. "The Current and Future Digital Participation Methods in Urban Planning in Finnish Municipalities." (Cit.) p.33

[67] Ibid.

[68] Dragana Bojovic, Laura Bonzanigo, Carlo Giupponi, and Alexandros Maziotis. 2015. "Online Participation in Climate Change Adaptation: A Case Study of Agricultural Adaptation Measures in Northern Italy." *Journal of Environmental Management* 157 (July):8–19. https://doi.org/10.1016/j.jenvman.2015.04.001. p.9

[69] Ibid.

[70] Evangelos Kyriakidis. 2020. A Community Empowerment Approach to Heritage Management: From Values Assessment to Local Engagement. (Cit.) p.75

Survey Results

a. Introduction

This survey aims to bridge the gap between theoretical frameworks of participation and their actual application, focusing on the ideals of co-creation, inclusion, and shared ownership in developmental projects. The study uses an online survey to collect varied opinions while emphasizing the importance of stakeholder participation in promoting equity, stimulating innovation, and strengthening resilience. The survey, designed to reflect the community's common needs and ambitions, provides significant insights into prospects for adaptive reuse and historical conservation.

b. Targets

The questionnaire is targeted at residents of Hong Kong, with a specific focus on those living in Sham Shui Po, the designated project area. It aims to explore residents' living conditions, needs, and preferences, as well as their perspectives on the adaptive reuse of FNKM and other historic buildings in Hong Kong, specifically in relation to community use.

c. Structure of the Survey

The questionnaire is divided into six sections. The first section serves as an introduction, stating the survey's objective and the person who is conducting it. This section also includes a preliminary question to check that the respondent currently resides in Hong Kong.

The second section focuses on the respondents' living conditions. It includes questions about their location in Hong Kong, how long they have lived there, and the composition of their family. It also collects specific information about their accommodations, such as the type and size of the house, housing costs, and the number of rooms. Particularly, based on previous research findings, specific questions are posed to determine whether their apartment offers private bathrooms and kitchens.

The next section focuses on respondents' housing choices, attempting to determine the main issues and degrees of satisfaction with their current accommodations. This part covers questions about the adequacy of space in various part of their homes, as well as regular household routines. The insights collected will aid in determining how the project may address and minimize these inadequacies in their living surroundings.

The fourth part focuses on respondents' community preferences, trying to evaluate whether current community spaces meet their needs and if they are aware of their existence. Furthermore, this section investigates the types of community activities in which respondents would be most interested in engaging in the future, providing insights into prospective areas for improvement and involvement.

The respondents' views on the FNKM's revitalization and their interest in historic structures are the main topics of the next section. In order to determine what features customers value, it looks at why they frequent these kinds of structures. It also contains questions regarding their opinions of historic building restoration and their desire in taking part in the adaptive reuse process. The respondents' opinions on how FNKM should be included into the Sham Shui Po community to guarantee its applicability and relevance are also examined in this part.

In the last part is intended to collect a complete demographic data about the respondents, such as age, gender, income, ethnicity, educational background, and marital status.

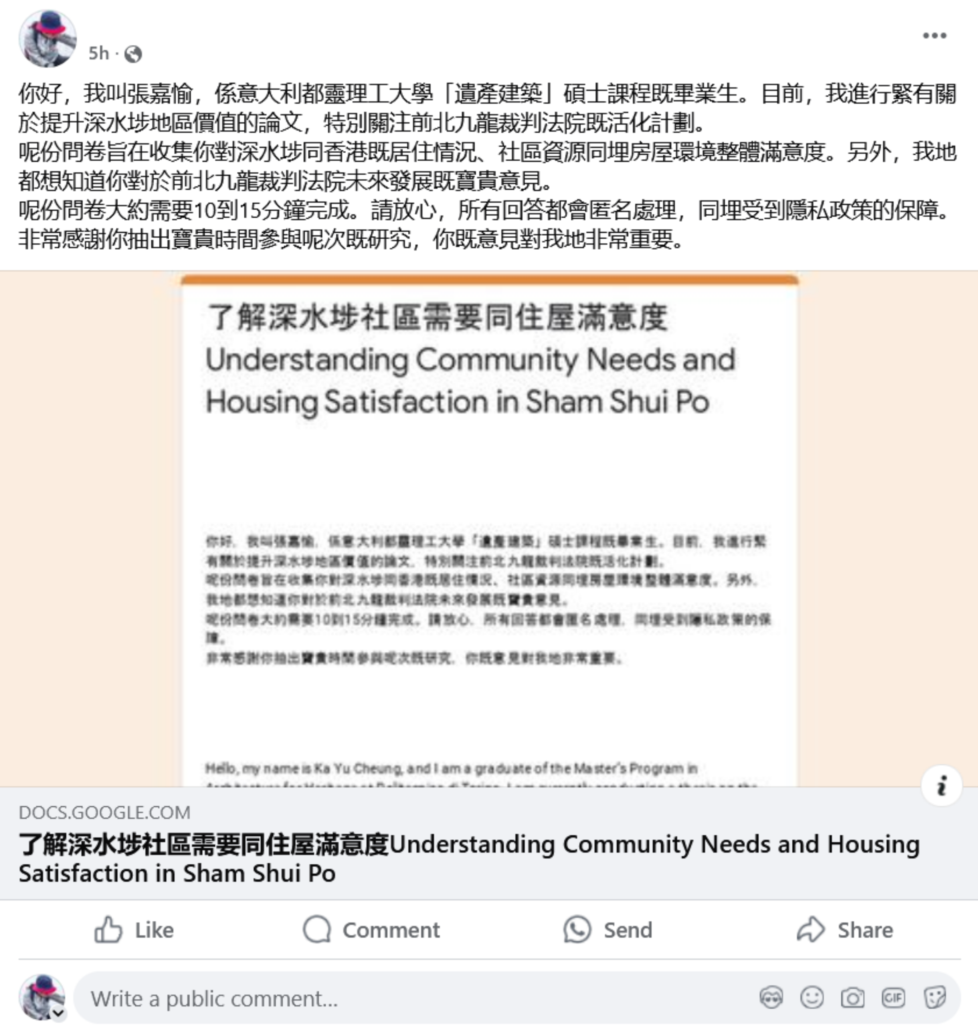
For the full list of the question please refer to the annexes "List of Questions".

d. Distribution Process

Since Chinese and English are the two most widely spoken languages in the area, this questionnaire was created in both languages to reach as many prospective respondents as possible in Hong Kong. To make sure the questions were clear, a pilot test of the questionnaire was carried out on November 13. The test's result demonstrated that no issues were found with the questionnaire.

The questionnaire was distributed over an 8-day period, from November 14th to November 21st, 2024, using a variety of channels. It was first shared directly with those known to be part of the target audience. Friends and family also helped in distributing the questionnaire to suitable respondents using WhatsApp.

By promoting the questionnaire on social media sites like Instagram, where an Instagram story was to be made and shared to encourage participation, this reach was to be further increased. Additionally, posts were published in Facebook groups pertaining to certain subjects, such as "Sham Shui Po District Neighbours." With the hope that appropriate respondents would find the post and complete the questionnaire, other public forums, such as Reddit, were also used to reach a wider audience.



你好，我叫張嘉愉，係意大利都靈理工大學「遺產建築」碩士課程既畢業生。目前，我進行緊有關於提升深水埗地區價值的論文，特別關注前北九龍裁判法院既活化計劃。
呢份問卷旨在收集你對深水埗同香港既居住情況、社區資源同埋房屋環境整體滿意度。另外，我地都想知道你對於前北九龍裁判法院未來發展既寶貴意見。
呢份問卷大約需要10到15分鐘完成。請放心，所有回答都會匿名處理，同埋受到隱私政策的保障。
非常感謝你抽出寶貴時間參與呢次既研究，你既意見對我地非常重要。

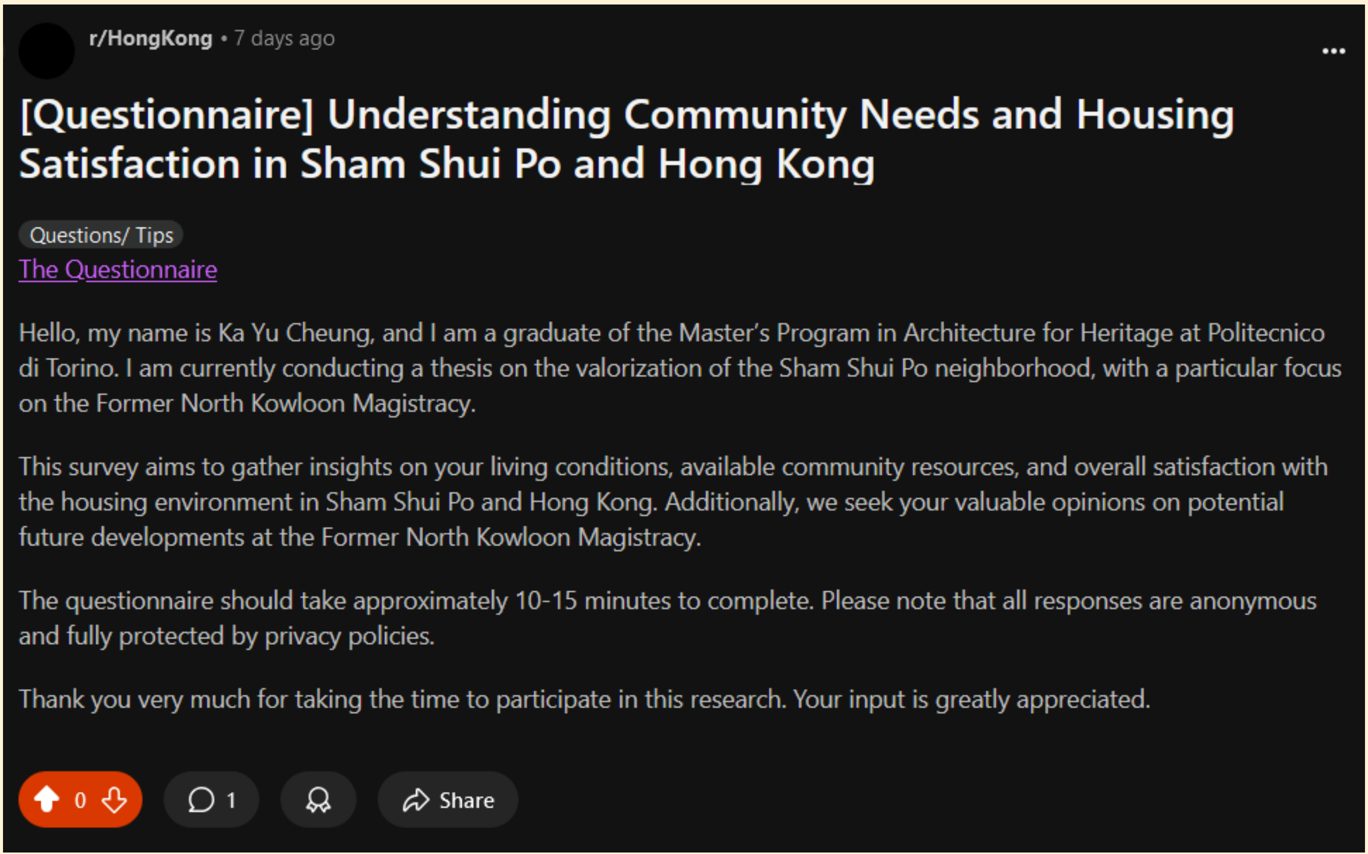
了解深水埗社區需要同住屋滿意度
Understanding Community Needs and
Housing Satisfaction in Sham Shui Po

你好，我叫張嘉愉，係意大利都靈理工大學「遺產建築」碩士課程既畢業生。目前，我進行緊
有關於提升深水埗地區價值的論文，特別關注前北九龍裁判法院既活化計劃。
呢份問卷旨在收集你對深水埗同香港既居住情況、社區資源同埋房屋環境整體滿意度。另外，
我地都想知道你對於前北九龍裁判法院未來發展既寶貴意見。
呢份問卷大約需要10到15分鐘完成。請放心，所有回答都會匿名處理，同埋受到隱私政策的保
障。
非常感謝你抽出寶貴時間參與呢次既研究，你既意見對我地非常重要。

Hello, my name is Ka Yu Cheung, and I am a graduate of the Master's Program in

DOCS.GOOGLE.COM
了解深水埗社區需要同住屋滿意度Understanding Community Needs and Housing Satisfaction in Sham Shui Po

[Fig. 7.10] A post on Facebook Group "Sham Shui Po District Neighbours " were made on 14th November, 2024.
Source: https://www.facebook.com/groups/242163958064774/permalink/874811491466681/



[Questionnaire] Understanding Community Needs and Housing Satisfaction in Sham Shui Po and Hong Kong

The Questionnaire

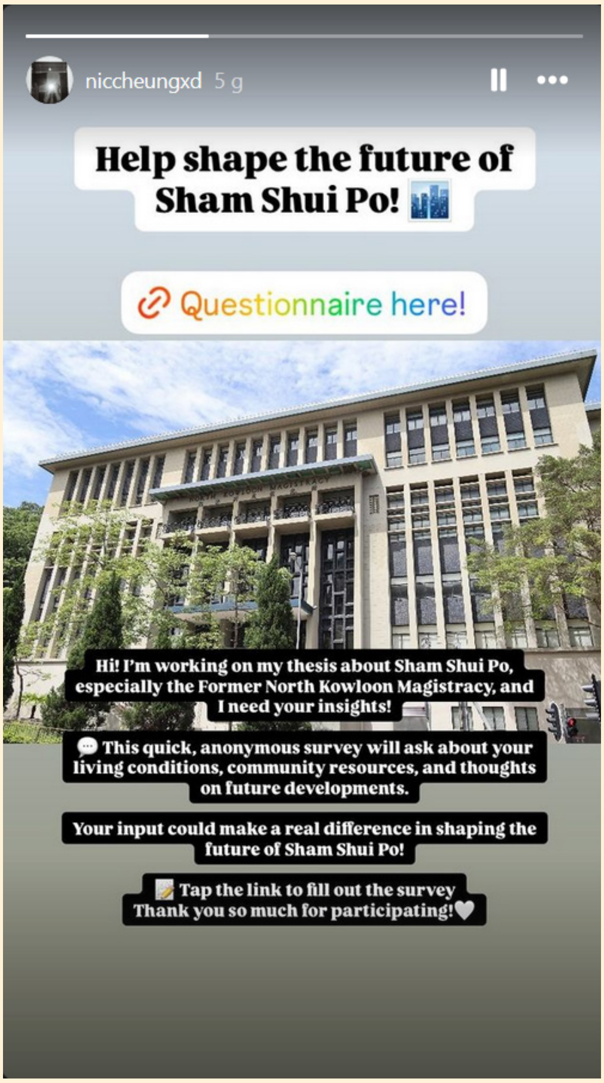
Hello, my name is Ka Yu Cheung, and I am a graduate of the Master's Program in Architecture for Heritage at Politecnico di Torino. I am currently conducting a thesis on the valorization of the Sham Shui Po neighborhood, with a particular focus on the Former North Kowloon Magistracy.

This survey aims to gather insights on your living conditions, available community resources, and overall satisfaction with the housing environment in Sham Shui Po and Hong Kong. Additionally, we seek your valuable opinions on potential future developments at the Former North Kowloon Magistracy.

The questionnaire should take approximately 10-15 minutes to complete. Please note that all responses are anonymous and fully protected by privacy policies.

Thank you very much for taking the time to participate in this research. Your input is greatly appreciated.

[Fig. 7.11] The Reddit post to reach more people
Source: https://www.reddit.com/r/HongKong/comments/1gr5x34/questionnaire_understanding_community_needs_and/



Help shape the future of Sham Shui Po! 🏙️

Hi! I'm working on my thesis about Sham Shui Po, especially the Former North Kowloon Magistracy, and I need your insights!

💬 This quick, anonymous survey will ask about your living conditions, community resources, and thoughts on future developments.

Your input could make a real difference in shaping the future of Sham Shui Po!

📝 Tap the link to fill out the survey
Thank you so much for participating!🤍

[Fig. 7.12] Instagram story for the followers' reply
Source: @niccheungxd (Instagram)

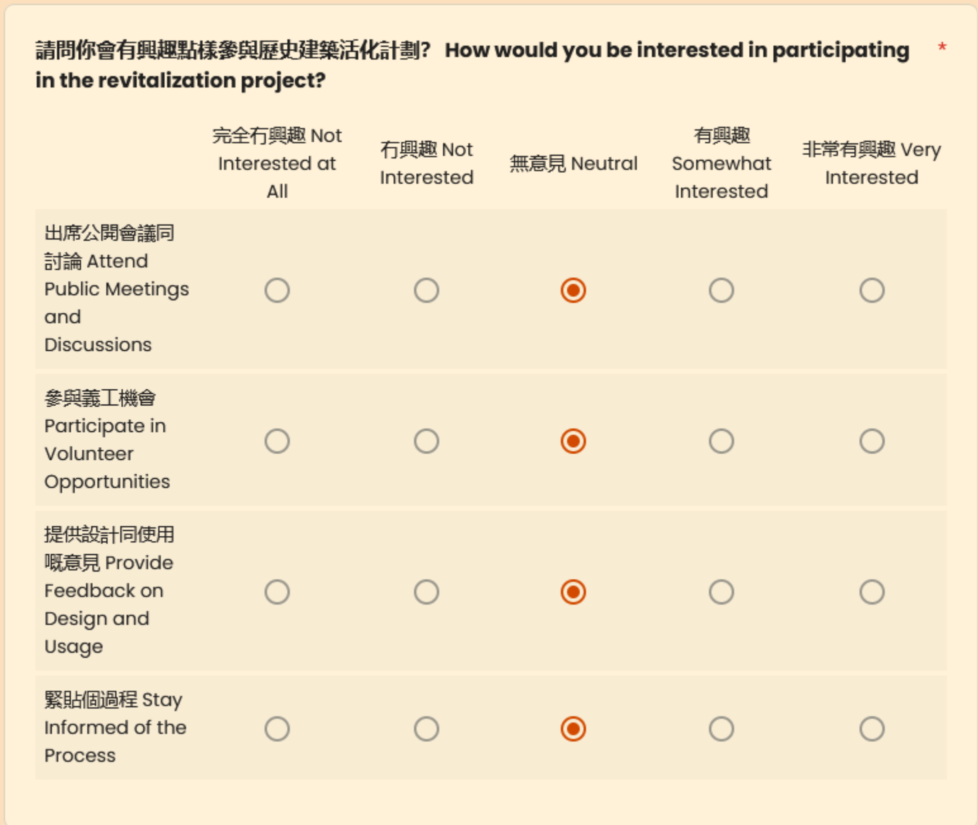
e. Cleaning and Preparing Database

The first step in the data processing was to streamline the responses by translating all Chinese short answers into English, ensuring consistency in the format of the responses.

A total of 67 responses were collected by the end of November 21st [see the annexes "Questionnaire database"], of which 61 were from individuals currently residing in Hong Kong. Respondents who indicated "No" to the question, "Do you currently live in Hong Kong?" were screened out by terminating their questionnaire after the first section.

The next step involved removing responses that appeared to be completed randomly, likely due to a lack of engagement or patience. For instance, if a respondent marked "Neutral" for every option in the question, "How would you be interested in participating in the revitalization project?" their response was excluded from the analysis.

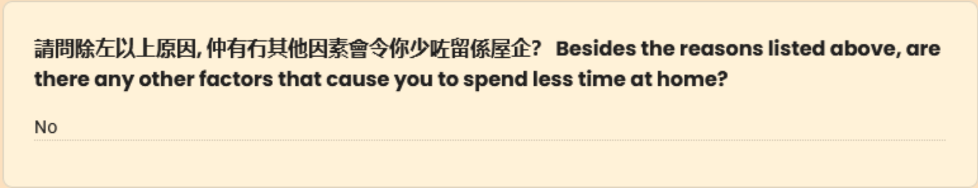
Additionally, for questions where respondents were expected to provide a specific short answer but instead wrote "None" or "No," these responses were reviewed and clarified to ensure a more accurate and reliable dataset for analyzing other respondents' inputs.



請問你會有興趣點樣參與歷史建築活化計劃? How would you be interested in participating in the revitalization project? *

	完全冇興趣 Not Interested at All	冇興趣 Not Interested	無意見 Neutral	有興趣 Somewhat Interested	非常有興趣 Very Interested
出席公開會議同討論 Attend Public Meetings and Discussions	○	○	●	○	○
參與義工機會 Participate in Volunteer Opportunities	○	○	●	○	○
提供設計同使用嘅意見 Provide Feedback on Design and Usage	○	○	●	○	○
緊貼個過程 Stay Informed of the Process	○	○	●	○	○

[Fig. 7.13] The respondent answered this question randomly.



請問除左以上原因, 仲有冇其他因素會令你少咗留係屋企? Besides the reasons listed above, are there any other factors that cause you to spend less time at home?

No

[Fig. 7.14] The respondent answered this question with "no".

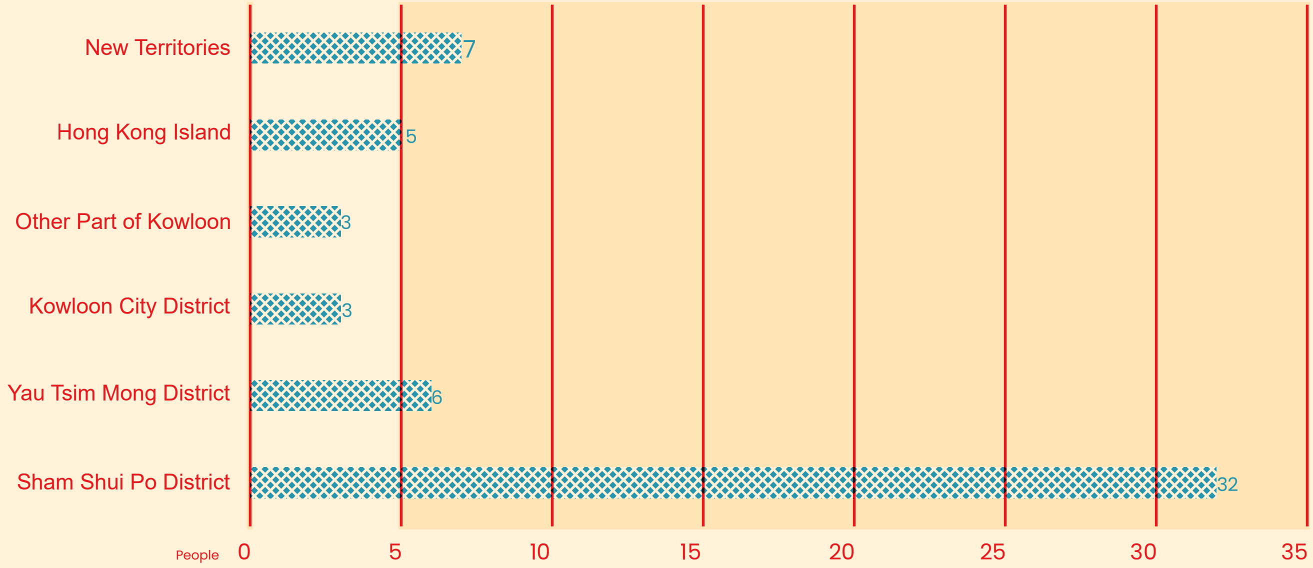
f. Results of the Survey

After cleaning the dataset and removing those subjects that did not fit the target criteria or had invalid responses, there were 56 valid respondents. Further analysis will be based exclusively on these 56 individuals in order to gain a full understanding of their habits and preferences.

Demographics

First, we examine the demographics of the respondents to gain a deeper understanding of the context and reliability of the survey responses.

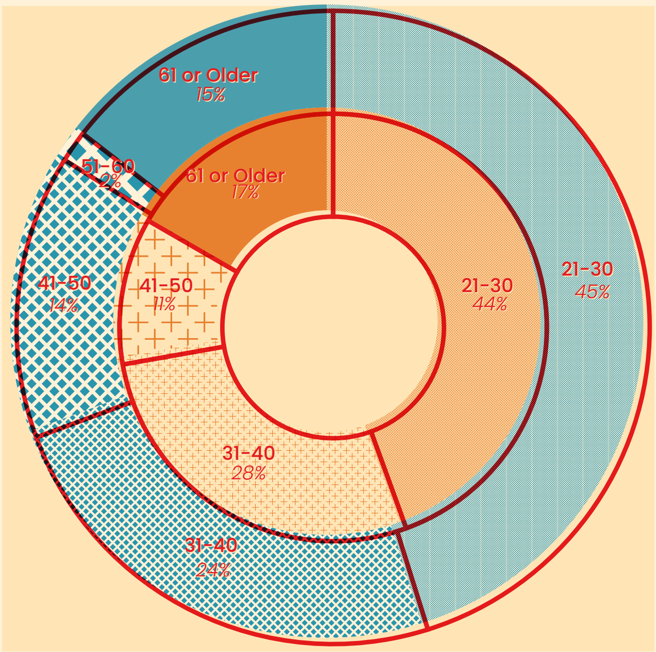
Where do you live in Hong Kong?



[Fig. 7.15] Where do you live in Hong Kong?
[Elaborated by Author]

This bar chart shows the distribution of questionnaire respondents, most of the responds are from Sham Shui Po District and other nearby areas. A large number of them can be seen to be from Sham Shui Po, consisting of 31 questionnaires, and the neighboring districts, such as Yau Tsim Mong District and Kowloon City District, had smaller groups of respondents, with 6 and 3, respectively. Other areas of Kowloon outside of these boroughs and Hong Kong Island create minimal responses, further emphasizing the focus on Sham Shui Po and surrounding areas.

How old are you?



[Fig. 7.16] How old are you?
[Elaborated by Author]

Among all the respondents, the age groups of 21–30 years and 31–40 years have the largest and second-largest proportions, respectively. The rest are 41–50, 61 or over, and 51–60 years, in descending order.

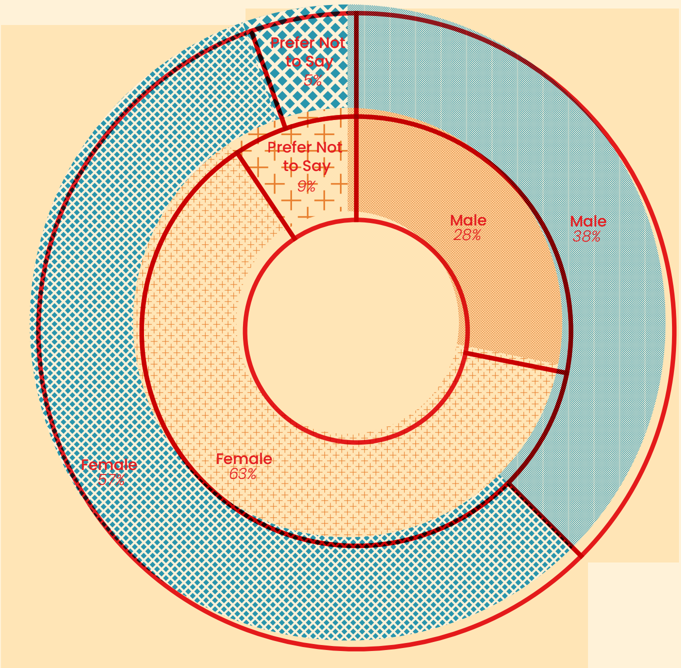
For Sham Shui Po, the trend in the age group composition is comparable, with most coming from the 21-30 age brackets, followed by the age brackets of 31-40. The 41-50 and 61 or above age brackets have smaller representations; meanwhile, the 51-60 age bracket has very few representatives. This means the age of participants is biased toward the younger class, particularly in the Sham Shui Po area.

This may be explained by the higher comfort levels of younger age groups with digital platforms, as they are more likely to have a greater patience for online surveys. Since they often use smartphones, computers, and the internet in their everyday life, distributing the questionnaire via social media or any other online channel would always have greater coverage among these younger audiences.

What is your gender?

The data represents the gender of respondents to the questionnaire. Of all respondents, most of them were female, followed by male participants, while a small portion selected “Prefer Not to Say.”

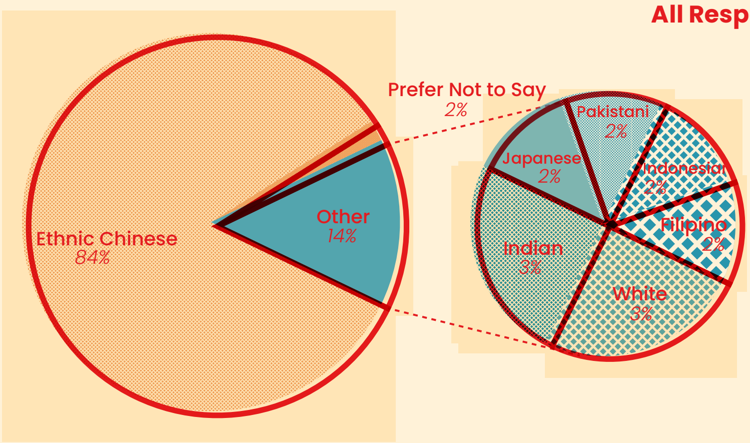
For the respondents in Sham Shui Po, the trend goes similarly, with the largest group of female respondents, followed by male participants, and a small number who do not wish to disclose their gender. This infers that female participants were more interactive with the questionnaire in general.



[Fig. 7.17] What is your gender?
[Elaborated by Author]

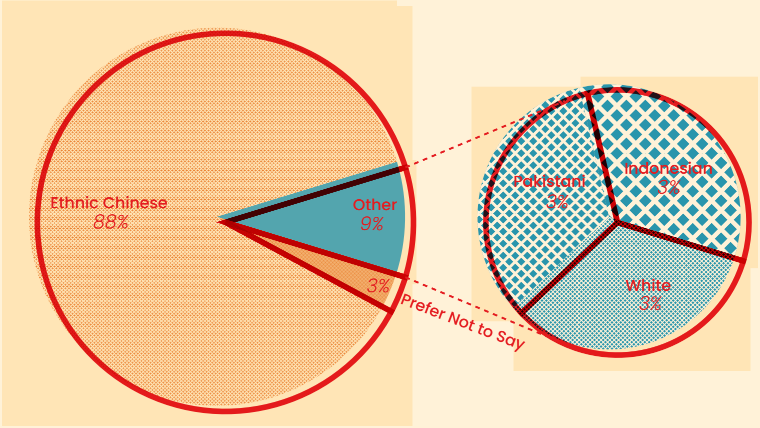
What is your ethnicity?

All Responds



[Fig. 7.18] What is your ethnicity? (All Responds)
[Elaborated by Author]

Sham Shui Po Residents



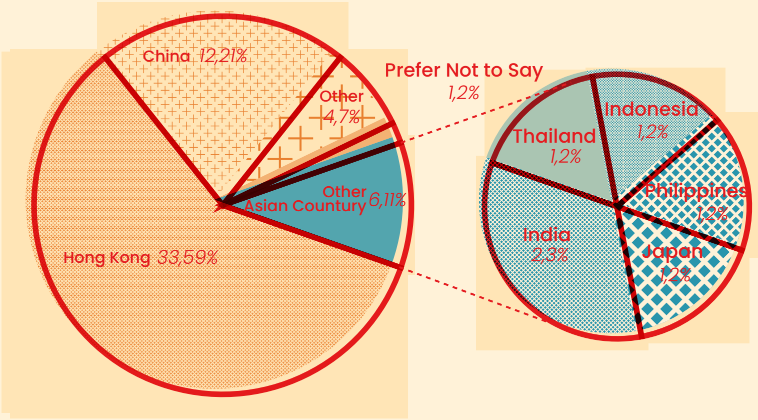
[Fig. 7.19] What is your ethnicity? (Sham Shui Po Residents)
[Elaborated by Author]

The data depicted the ethnicity composition from the respondents to the questionnaire. Out of all the respondents, the majority are ethnic Chinese, while a small number identified as White, Indian, Japanese, Filipino, Pakistani, and Indonesian. A few respondents opted for “Prefer Not to Say.”

For Sham Shui Po respondents, the trend is similar: Ethnic Chinese forms the overwhelming majority, while a small number of people identified as White, Pakistani, or Indonesian, with a few declining to state their ethnic identities. It suggests that in both the overall dataset and for Sham Shui Po respondents, the strong base of the respondents are Ethnic Chinese.

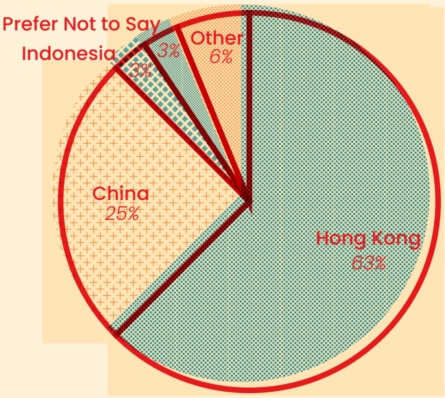
Where were you born?

All Responds



[Fig. 7.20] Where were you born? (All Responds)
[Elaborated by Author]

Sham Shui Po Residents

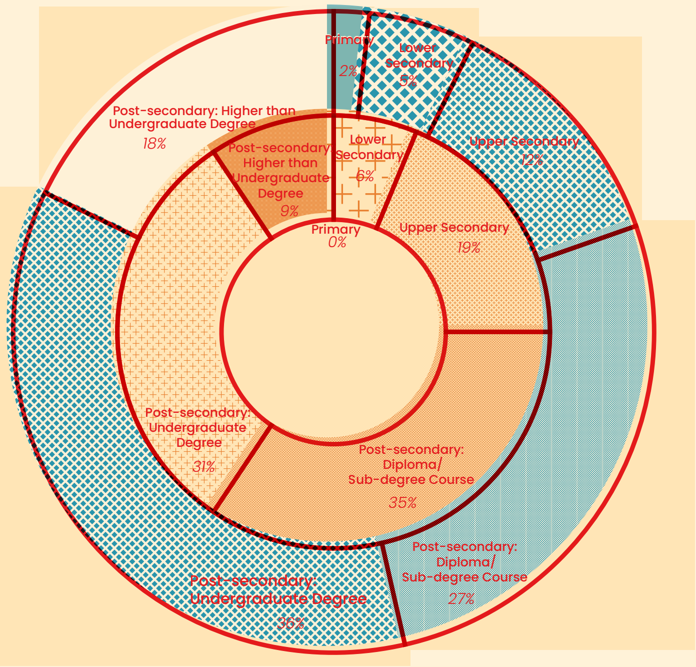


[Fig. 7.21] Where were you born? (Sham Shui Po Residents)
[Elaborated by Author]

The data represents the birthplace distribution of the respondents. Most of the respondents were from Hong Kong, followed by China. Few responded with Indonesia, the Philippines, India, and Japan, the other asian countries as their birthplace, while a number chose “Other” or “Prefer Not to Say.

The Sham Shui Po respondents tend to be born in Hong Kong and China, although there are a few other countries of origin being mentioned. This shows a strongly local composition of respondents with an infrequent sprinkling from more diverse backgrounds.

What is your highest level of education?

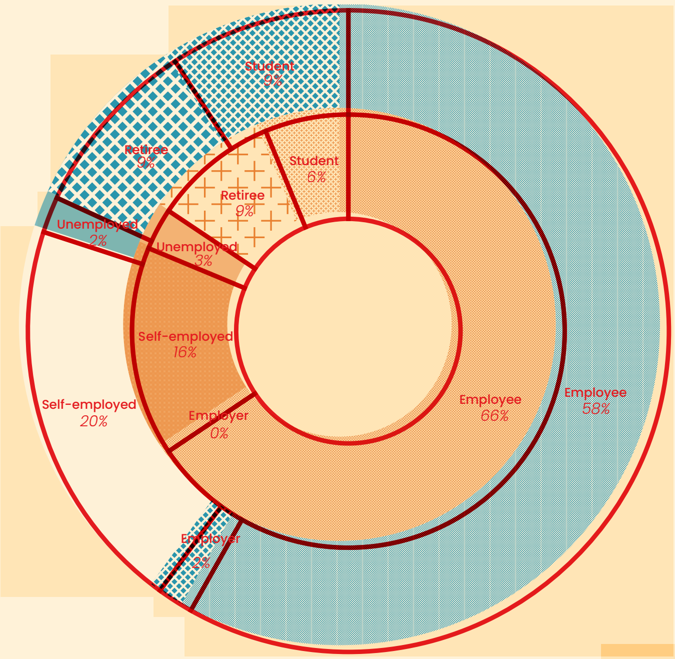


[Fig. 7.22] What is your highest level of education?
[Elaborated by Author]

The data displays the education levels of the respondents. Most have reached post-secondary, which in this case means undergraduate and higher, showing that the participants are relatively well-educated. Many respondents also reported diploma or sub-degree qualifications, while a smaller proportion reported secondary or primary levels of education.

For Sham Shui Po respondents, there is a similar trend: most reported post-secondary qualifications, while fewer reported lower levels of education. This would therefore imply that generally, the survey reached an audience with higher educational attainment.

What is your employment status?

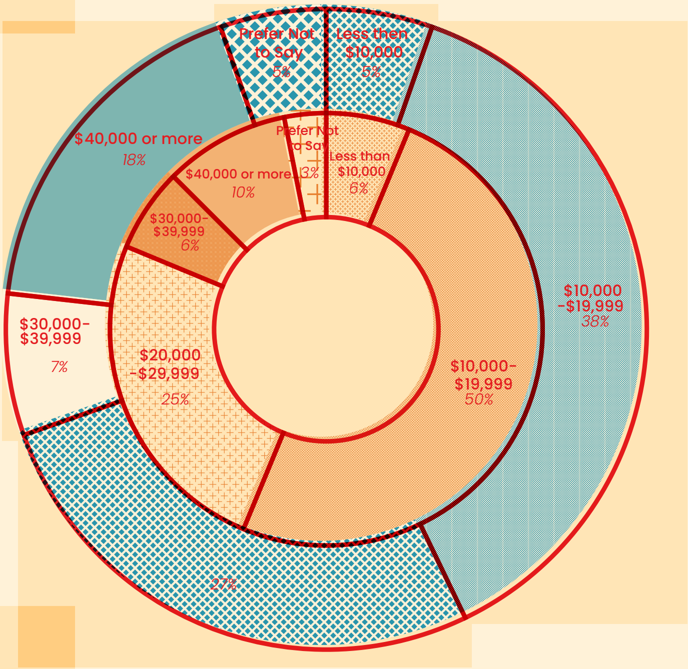


[Fig. 7.23] What is your employment status?
[Elaborated by Author]

The data shows the greater number of respondents are employed, thus falling into an economically active demographic group. Smaller figures showed that a number of respondents were self-employed, students, retirees, or unemployed.

As for Sham Shui Po, the same general pattern emerges: most are employed, and smaller comparisons are made up of the self-employed, retired, and students. It suggests that, across groups, the majority of this survey fell within the working-age category.

What is your household's monthly income (in HKD)?

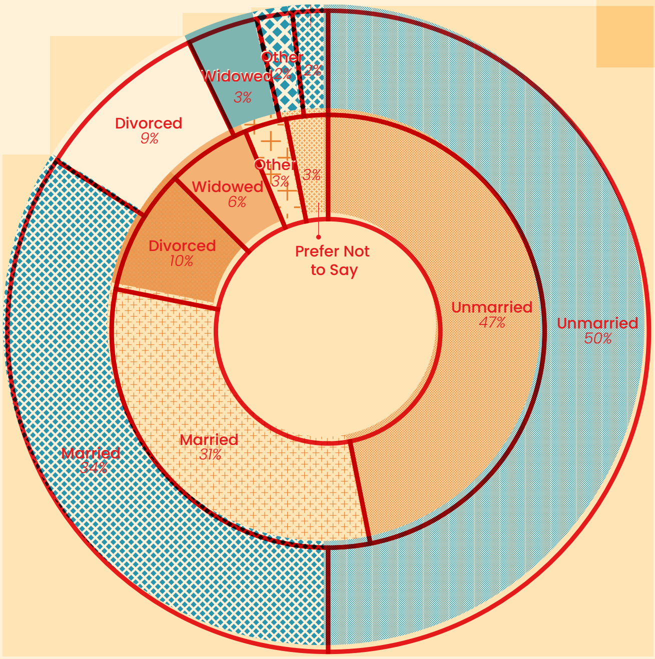


[Fig. 7.24] What is your household's monthly income (in HKD)?
[Elaborated by Author]

The data reflects the distribution of respondents' household monthly incomes. The majority of the respondents fall within the middle-income brackets of $10,000–$19,999 and $20,000–$29,999, with fairly smaller chunks in the higher income brackets like $30,000–$39,999 and $40,000 or more. A smaller proportion reported incomes less than $10,000, while a few declined to indicate their income.

For Sham Shui Po respondents, there is a slightly higher percentage of lower-income households as compared to the overall percentage of respondents. It suggests that Sham Shui Po respondent have a higher share of households within constrained financial resources.

What is your marital status?



[Fig. 7.25] What is your marital status?
[Elaborated by Author]

The distribution of marital status is such that the majority are unmarried, followed by a fair number of married, then smaller proportions including divorced, widowed, and other or prefer not to say.

For Sham Shui Po, it follows that most are unmarried, followed by married; a few are divorced, widowed, and some chose the categories 'other' or 'prefer not to say', thus showing further variations in marital status. These differences in marital status shape perspectives and priorities regarding different aspects of life.

Summary of Respondens Demographics

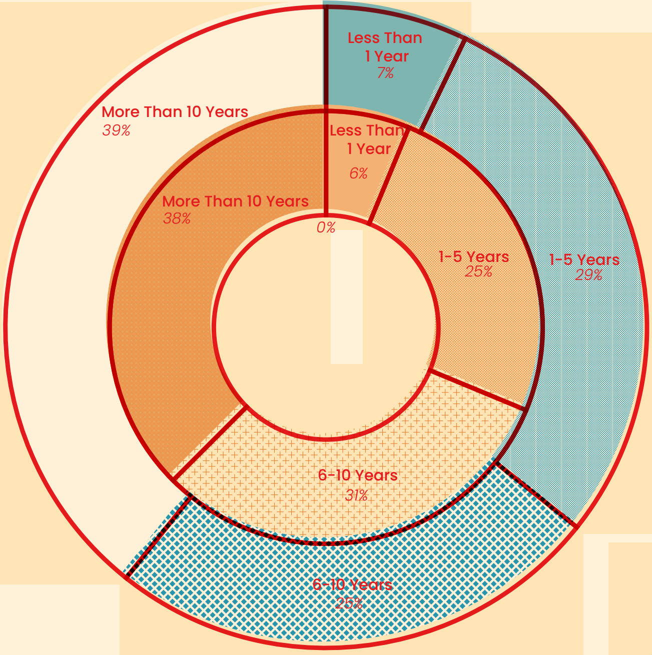
The survey primarily targeted respondents from **Sham Shui Po District**, with fewer participants from nearby areas like Yau Tsim Mong and Kowloon City. The majority of respondents were younger, with the **21–30 and 31–40 age** groups being most prominent. **Female participants** formed the largest group, and the majority were **Ethnic Chinese**. Most respondents held **post-secondary qualifications**, reflecting a well-educated demographic.

The majority of respondents were **born in Hong Kong**, followed by China. Most were **employed**, with smaller groups being self-employed, retired, or students. Household incomes were concentrated in the **$10,000–$29,999** range, with Sham Shui Po respondents showing a slightly higher percentage of lower-income households. In terms of marital status, most respondents were **unmarried**, followed by married individuals. Overall, the survey reflects a younger, educated, and predominantly local respondent base with notable economic and social diversity.

Living Condition

This section analyzes the living conditions of the respondents to understand their needs and preferences better.

How many years have you lived in this district?

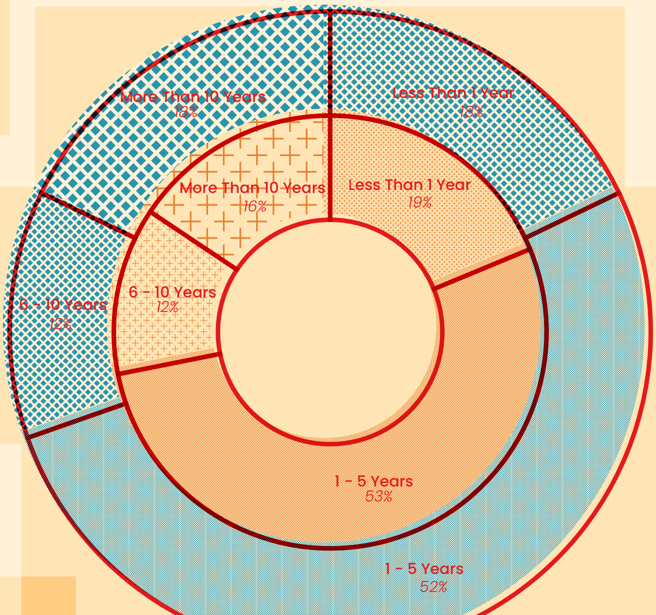


The majority of respondents, for all questions, have been living in their districts for more than ten years, indicating a fair share of long-term residents. The same applies to the respondents from Sham Shui Po, where a quite large number of people also reported more than ten years of residence. A relatively high percentage of respondents also falls into the 6–10 years occupation period category followed by those in the 1–5 year group. A smaller number of participants have lived in the district for less than 1 year, showing poor representation of the newest residents. These trends would hint at a mix of long-term and moderately long-term residents with relatively few very recent arrivals.

[Fig. 7.26] How many years have you lived in this district?
[Elaborated by Author]

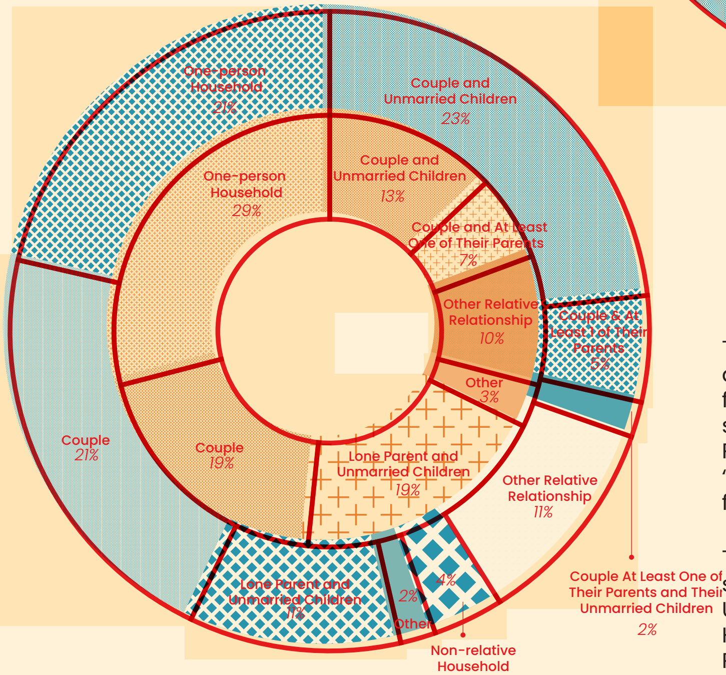
The data shows that the majority of respondents, both overall and in Sham Shui Po, have lived in their current house for 1–5 years, indicating a relatively high degree of recent mobility. This is followed by those who have lived in their house for 6–10 years and more than 10 years, reflecting both recent and long-term residents. A smaller percentage of the respondents, more so in Sham Shui Po, reported to have lived in their house for less than 1 year, indicating some aspects of new settlement in the area.

How many years have you lived in this house?



[Fig. 7.27] How many years have you lived in this house?
[Elaborated by Author]

What is your family's composition in your household?



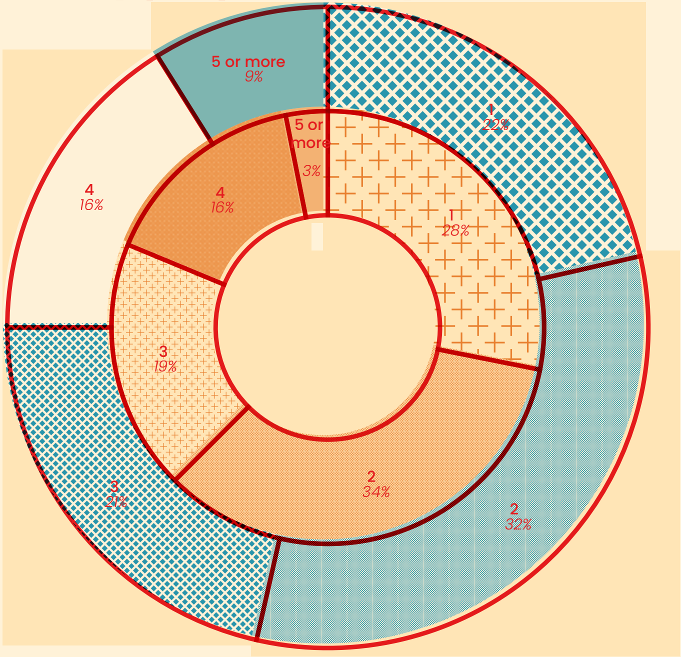
[Fig. 7.28] What is your family's composition in your household?
[Elaborated by Author]

The most frequent family structure, reported among all respondents, is "Couple and Unmarried Children," followed by "One-person Household." Other family structures, such as "Couple and At Least One of Their Parents," "Lone Parent and Unmarried Children," and "Other Relative Relationship," have considerably lower frequencies.

The current trends in Sham Shui Po remain roughly the same, with significant representations of "Couple and Unmarried Children" and "One-person Household." However, there is a slight higher percentage in "Lone Parent and Unmarried Children" and "Other Relative Relationship," which means the household composition in this area diversified.

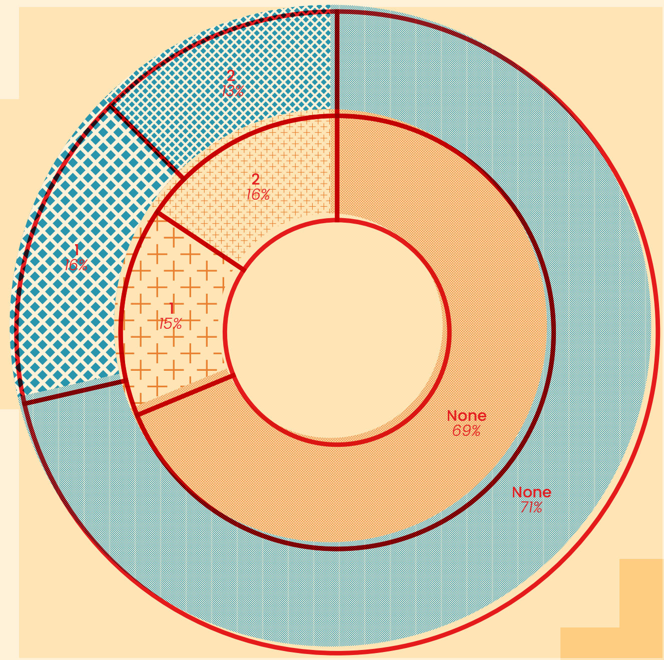
How many people are in your household?

Household size is somewhat smaller, with Sham Shui Po having a higher share of 1-2 person households, while the overall data show more frequency in larger households of 4 or more members. This sets up an urban trend in Sham Shui Po where small living space and affordability challenges likely encourage smaller household composition. Medium-sized households, or those consisting of 3 members, are consistent in both data sets and appear to be a common arrangement regardless of location. Households with 5 or more members occur less frequently in Sham Shui Po, which may suggest fewer multi-generational or extended family arrangements due to space constraints and the cost of larger housing units. This trend highlights how urban living conditions influence family sizes, favoring smaller units compared to suburban or less densely populated areas.



[Fig. 7.29] How many people are in your household?
[Elaborated by Author]

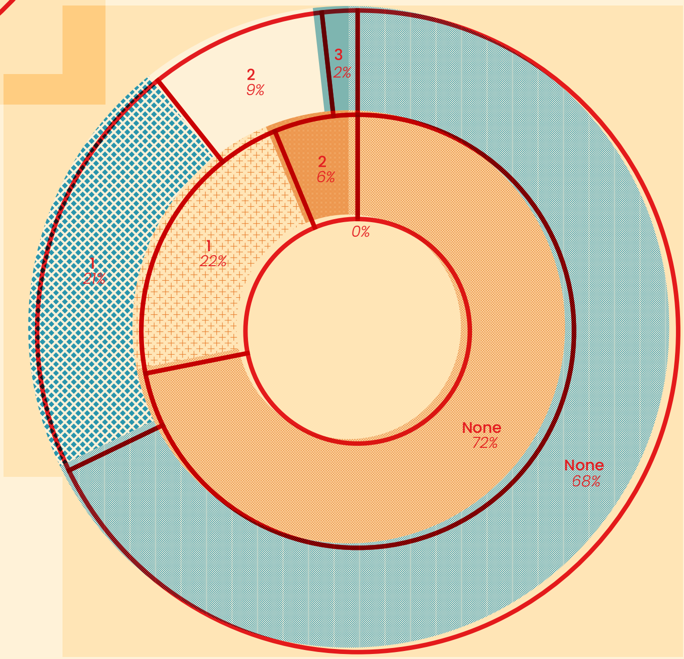
How many children aged 15 or younger live with you? (Including yourself)



[Fig. 7.30] How many children aged 15 or younger live with you? (Including yourself)
[Elaborated by Author]

The distribution of households, as defined by the number of children aged 15 or under, that were represented in this survey. A large number of respondents indicated that they had no children in their household within that age bracket. For Sham Shui Po, the high ratio of households without children is even more significant, reflecting a trend for smaller or childless households in the district. A minority of the respondents reported having one or two children, and even fewer reported three. This structure indicates that Sham Shui Po has fewer households with young children compared to other areas, which might be related to housing conditions, economic factors, or preference for lifestyle.

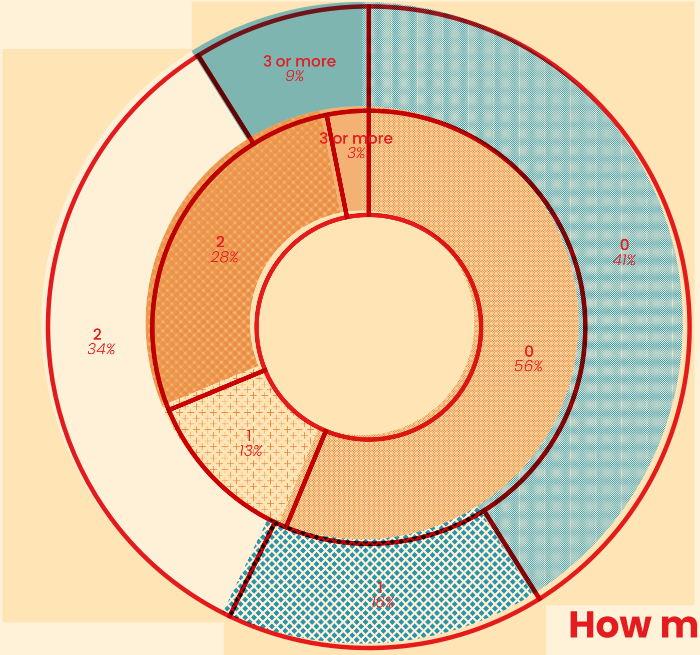
How many elders aged 65 or older live with you? (Including yourself)



[Fig. 7.31] How many elders aged 65 or older live with you? (Including yourself)
[Elaborated by Author]

Most of respondents' households do not have any elders. In Sham Shui Po, this pattern remains consistent, with a significant portion of households reporting no elders. However, some households do include one or two elders, highlighting a mix of living arrangements where multi-generational families coexist. This distribution indicates the possibility of localized cultural or socioeconomic factors influencing living arrangements, such as housing affordability or caregiving practices.

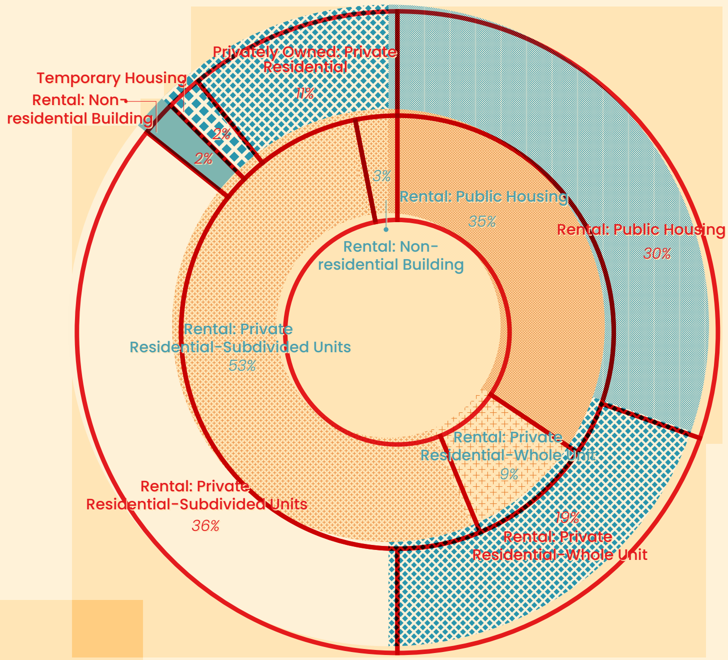
What type of housing are you living in?



[Fig. 7.32] How many years have you lived in this house?
[Elaborated by Author]

Across all responses, a significant portion resides in public housing and private residential units. Notably, subdivided units are a recurring choice, particularly in Sham Shui Po, highlighting the prevalence of compact and cost-effective housing solutions in the area. Compared to other regions, Sham Shui Po exhibits a higher proportion of subdivided units, which might reflect its urban density and socio-economic factors.

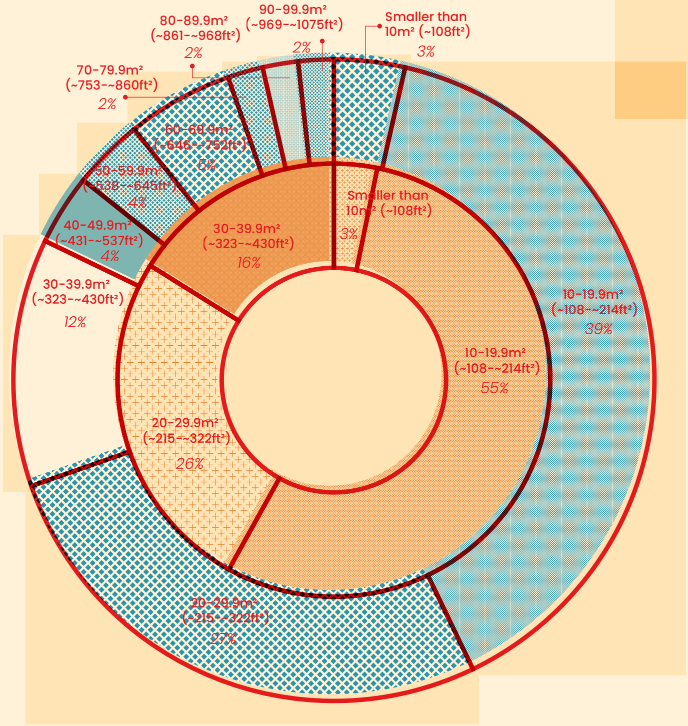
How many bedrooms are in your house?



[Fig. 7.33] How many bedrooms are in your house?
[Elaborated by Author]

The data on bedroom distribution in housing shows a notable trend between the general population and Sham Shui Po residents. Studio apartments (0 bedrooms) are more common in Sham Shui Po compared to the general population, reflecting the area's prevalence of smaller living spaces. Meanwhile, housing with 2 or more bedrooms is less frequently reported in Sham Shui Po than in the broader data, indicating a tendency toward more compact and limited housing arrangements.

What is the size of your house?

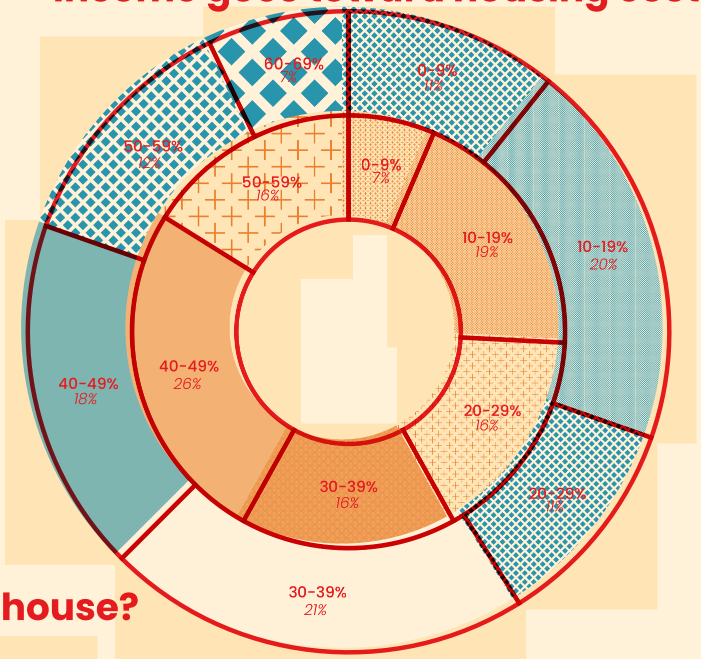


[Fig. 7.34] What is the size of your house?
[Elaborated by Author]

Based on the trend in Sham Shui Po, from the record of housing sizes, the domination of smaller housing units can be clearly seen. A large number of the respondents come from houses that measure between 10-19.9m^2 (~108 - ~214ft^2) and 20-29.9m^2 (~215 - ~322ft^2). It would appear that compact living spaces are highly usual in this district. Compared to the general data for all locations surveyed, Sham Shui Po has a higher concentration of very small units, including spaces less than 10m^2 (~108ft^2). This reflects the socioeconomic challenges and urban density pressures characteristic of Sham Shui Po, where affordability and availability of larger housing units may be limited.

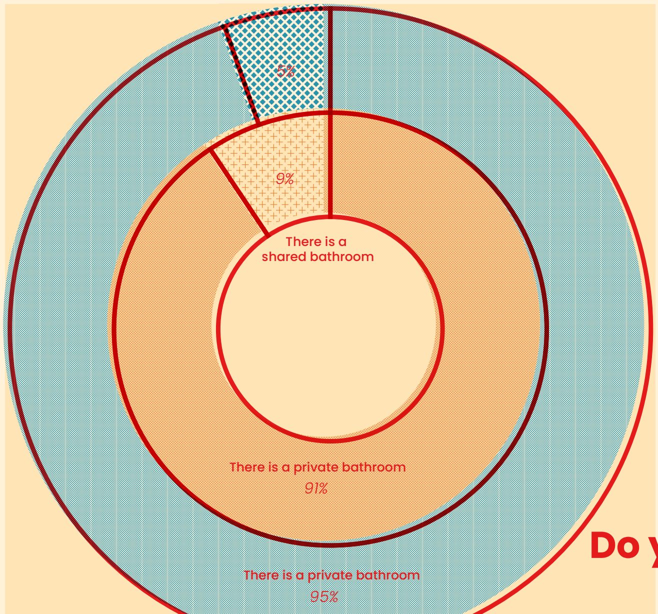
The data on the percentage of family income spent on housing is highly variant. While there were 0% and as high as 65%, most respondents reported spending between 30% and 50% of their income on housing costs. Sham Shui Po residents echoed this trend but had more households spending over 50% of their income on housing than the overall sample.

Approximately what % of your family income goes toward housing costs?



[Fig. 7.35] Approximately what % of your family income goes toward housing costs?
[Elaborated by Author]

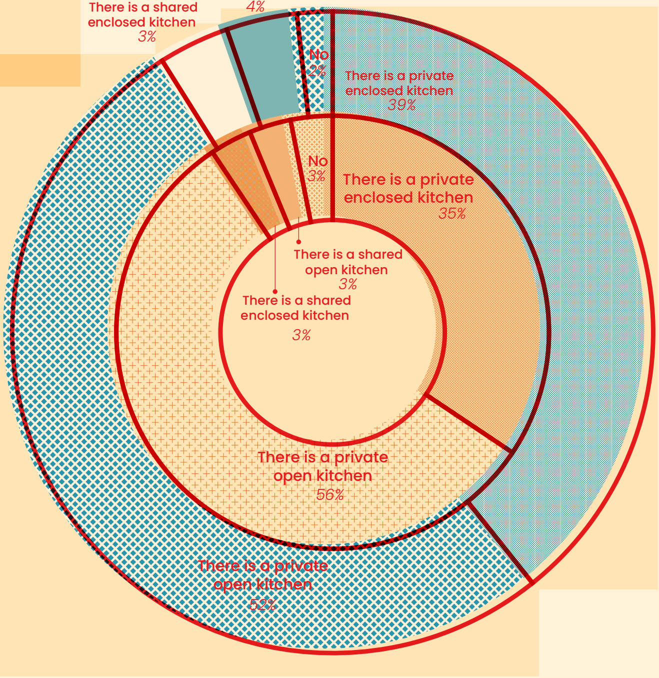
Do you have a bathroom in your house?



More interviewees answered that they had a private bathroom, whereas a smaller share of the respondents used shared bathrooms. It is basically the same in Sham Shui Po: private bathrooms are in the majority, though the percentage there is a bit higher than in the general Hong Kong data. That may be because housing conditions in Sham Shui Po include more subdivided or communal living.

[Fig. 7.37] Do you have a bathroom in your house?
[Elaborated by Author]

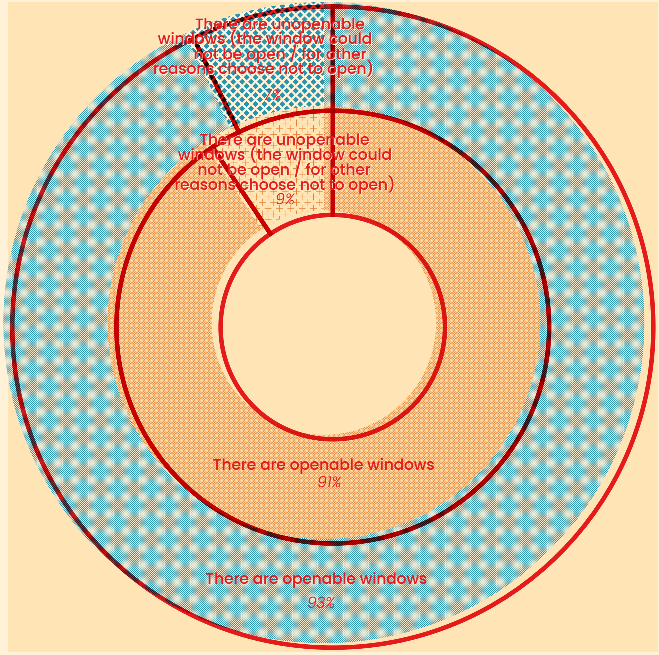
Do you have a kitchen in your house?



Most respondents showed that they had a private kitchen, though there was quite a significant split between enclosed and open designs. In both cities, Hong Kong and Sham Shui Po, the shared kitchens and no kitchens in households are quite seldom. Sham Shui Po itself recorded higher frequencies for shared and no-kitchen responses, indicating possible housing density and affordability issues within this area.

[Fig. 7.36] Do you have a kitchen in your house?
[Elaborated by Author]

Do you have window in your house?



[Fig. 7.38] How many years have you lived in this house?
[Elaborated by Author]

The highest number of responses had operable windows. A minimal percentage claimed to have unopenable windows due either to functionality or personal reasons.

Summary of Respondens Living Condition

Most households are composed of **couples with unmarried children**, followed by **one-person households**. Sham Shui Po shows more diversity, including **lone-parent and multi-generational families**, reflecting varying socio-economic dynamics.

Housing sizes are generally small, with Sham Shui Po showing a significant number of **studio apartments (10–19.9m²)**. Larger units with three or more bedrooms are rare, emphasizing the challenges of affordability and high urban density.

Private bathrooms and kitchens are common, but **Sham Shui Po residents** are more likely to have **shared or no kitchens**, highlighting the cost-effective and compact nature of housing in the district. Operable windows are standard, although some Sham Shui Po respondents report unopenable windows, indicating ventilation challenges.

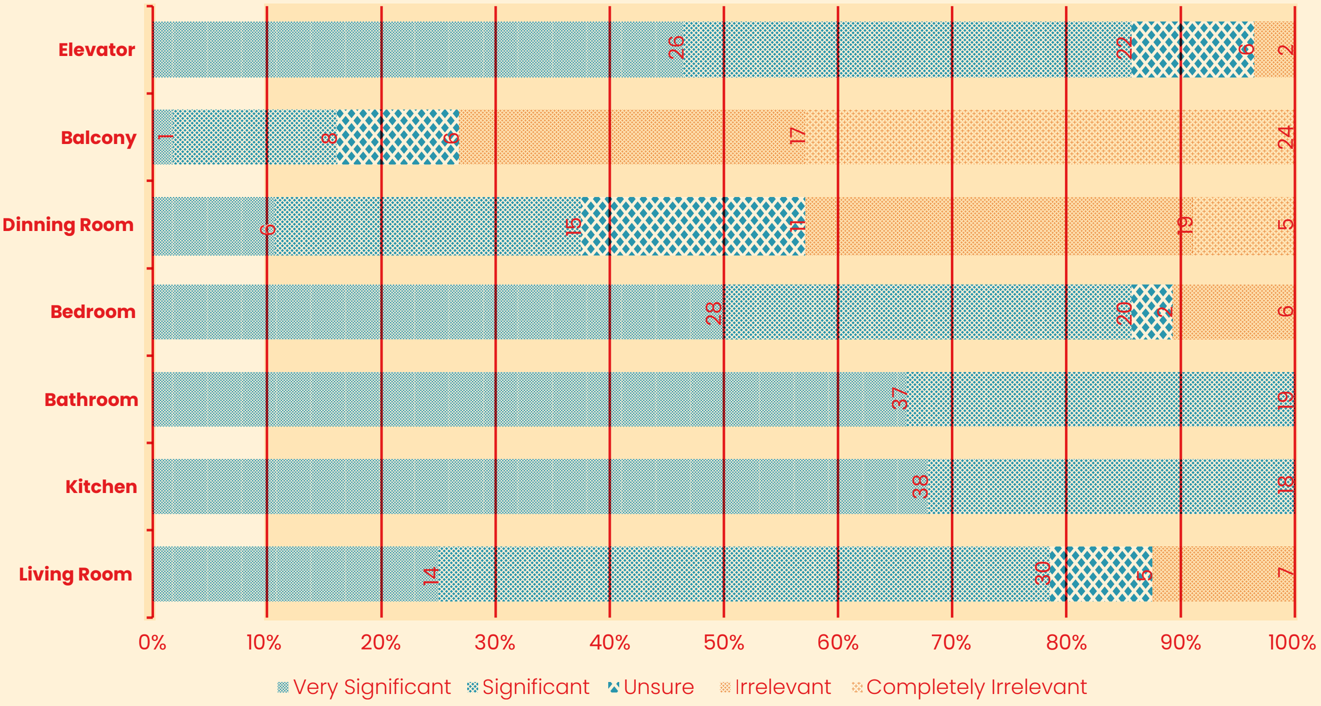
Public housing is dominant, especially in Sham Shui Po, where **subdivided units** are more common. This reflects economic constraints and the demand for affordable housing. Most respondents **allocate 30–50% of their income to housing**, but in Sham Shui Po, **a larger share spends over 50%**, underscoring the financial strain of housing costs.

Overall, the data highlights how affordability and urban density shape smaller households, compact living spaces, and shared facilities, particularly in Sham Shui Po.

Housing Preferences

These questions aim to explore the respondents' routines, habits, and preferences regarding their living environment.

When renting or buying a property, are the following spaces important factors to consider?

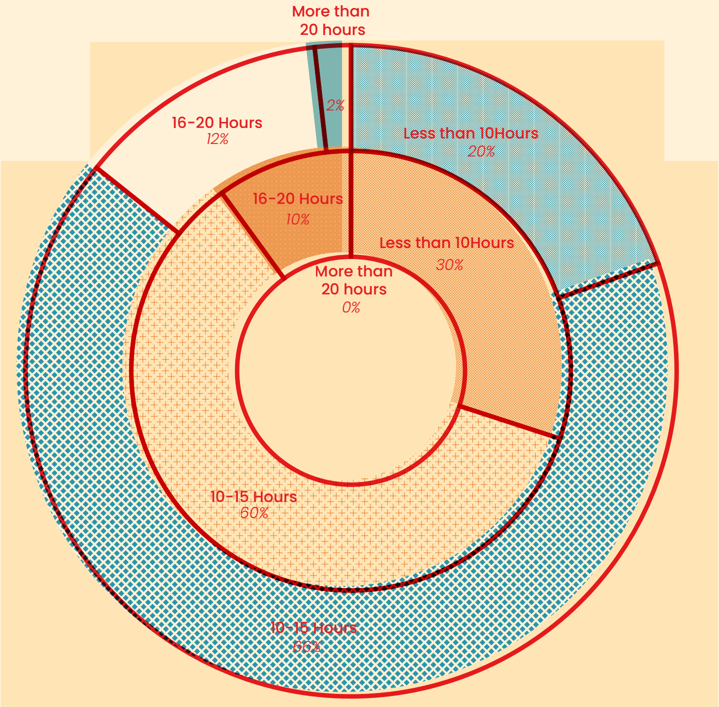


[Fig. 7.39] When renting or buying a property, are the following spaces important factors to consider? [Elaborated by Author]

These data show the difference in importance of different spaces and amenities in renting or buying a property. The most important ones are the kitchen and bathroom, as the majority rate them "Very Significant." The bedroom is also rated as of high importance, though lower compared to the kitchen and bathroom. The elevator is valued similarly, reflecting its practicality and convenience, especially in multi-story buildings. In contrast, the living room is considered moderately important; the dining room and balcony are regarded as less important, as most respondents have marked them as either "Irrelevant" or "Completely Irrelevant." This suggests a prioritization of functional and practical spaces over aesthetic or leisure-focused features in making housing decisions.

Key external factors include nearby traffic conditions, surroundings and views, and proximity to facilities like transportation and neighborhood amenities. Some respondents also emphasized the importance of food storage options for families and the cleanliness of neighbors. Specific preferences, such as avoiding proximity to garbage rooms and valuing community environments or shared common areas (e.g., clubhouses, gyms, and multipurpose rooms), reflect a broader concern for overall living quality

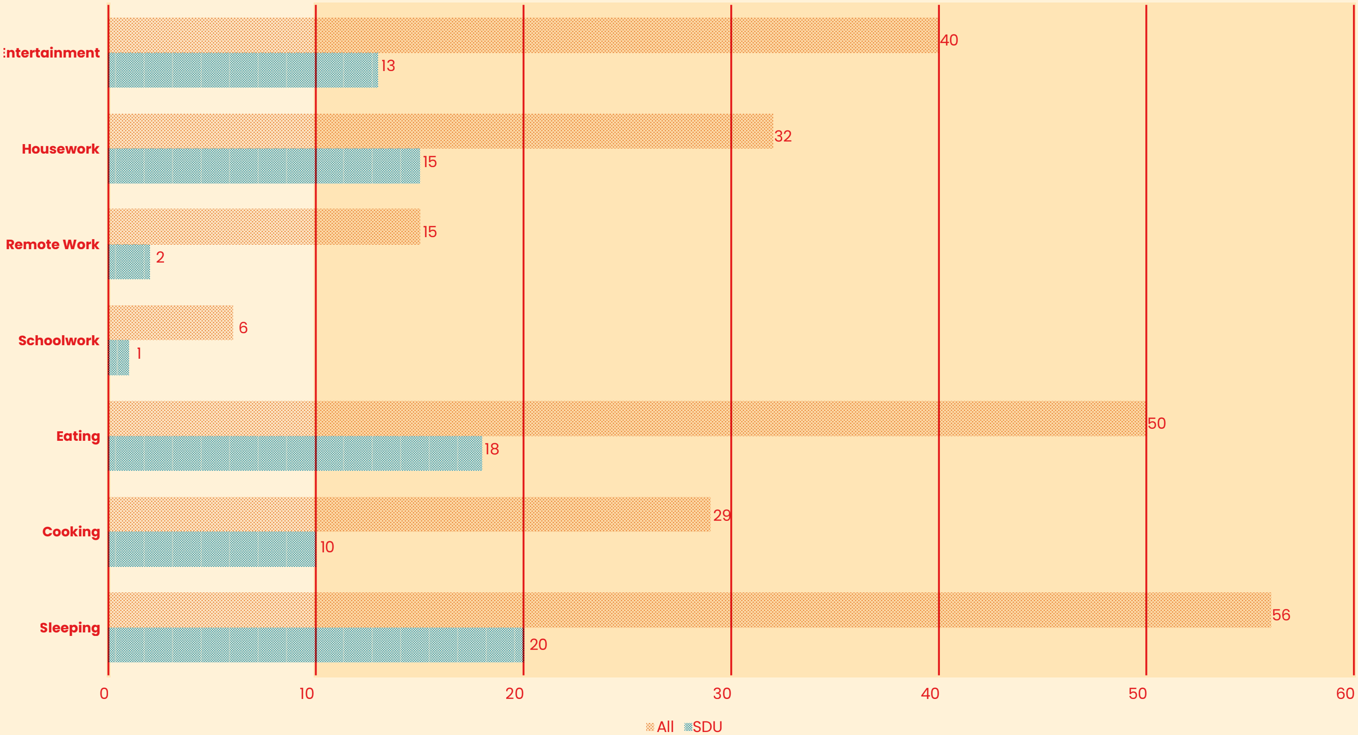
How much time do you usually spend at home on weekdays?



[Fig. 7.40] How much time do you usually spend at home on weekdays?
[Elaborated by Author]

Most of the respondents, including those staying in subdivided units, reported spending 10-15 hours at home during weekdays, with 37 respondents in this category and 11 from subdivided units. Among all the respondents, 11 reported less than 10 hours, 7 spend 16-20 hours, and only 1 spends over 20 hours at home. Among the subdivided units, 6 reported spending less than 10 hours, while 2 said they spent 16-20 hours at home. These findings could mean that while most have a moderate amount of time at home, a larger proportion of subdivided unit residents spend fewer hours at home due to their living conditions or due to other duties outside their homes.

What do you do when you stay home on weekdays?



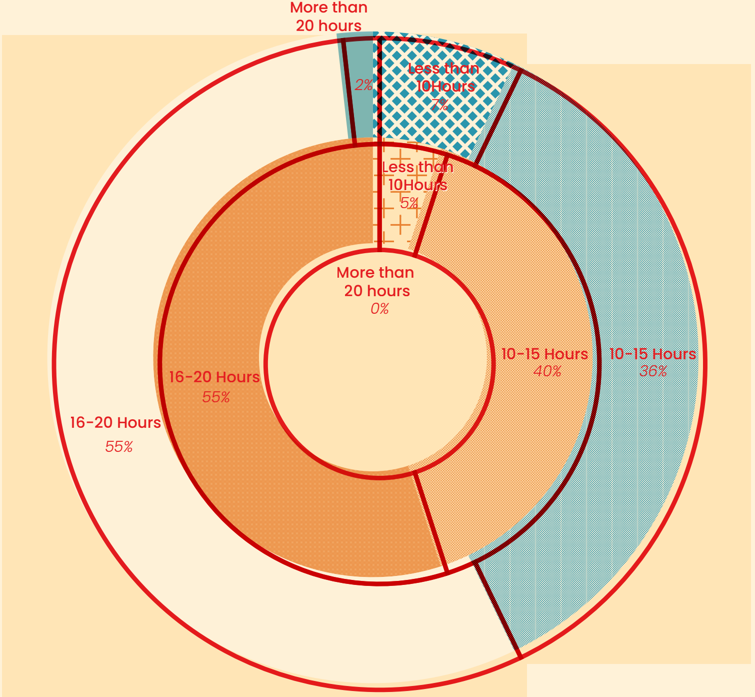
[Fig. 7.41] What do you do when you stay home on weekdays?
[Elaborated by Author]

The data shows that sleeping is the most prevalent activity at home during a working day, as reported by 56 respondents, followed by eating, which was chosen by 50, and entertainment by 40, emphasizing rest, nourishment, and leisure. Housework comes next, with 32 frequency rates, and cooking with 29, whereas remote work only reaches 15, and schoolwork was chosen by only 6 respondents, which stipulates that these activities are less common during working days.

Of these, 27 have no cooking at home, and another 4 neither cook nor eat at home, partly because they rely on prepared meals, takeouts, or food cooked by others. Among residents of subdivided units, 10 out of 20 do not cook at home, and 2 neither cook nor eat, reflecting potential limitations in cooking facilities due to space and safety constraints.

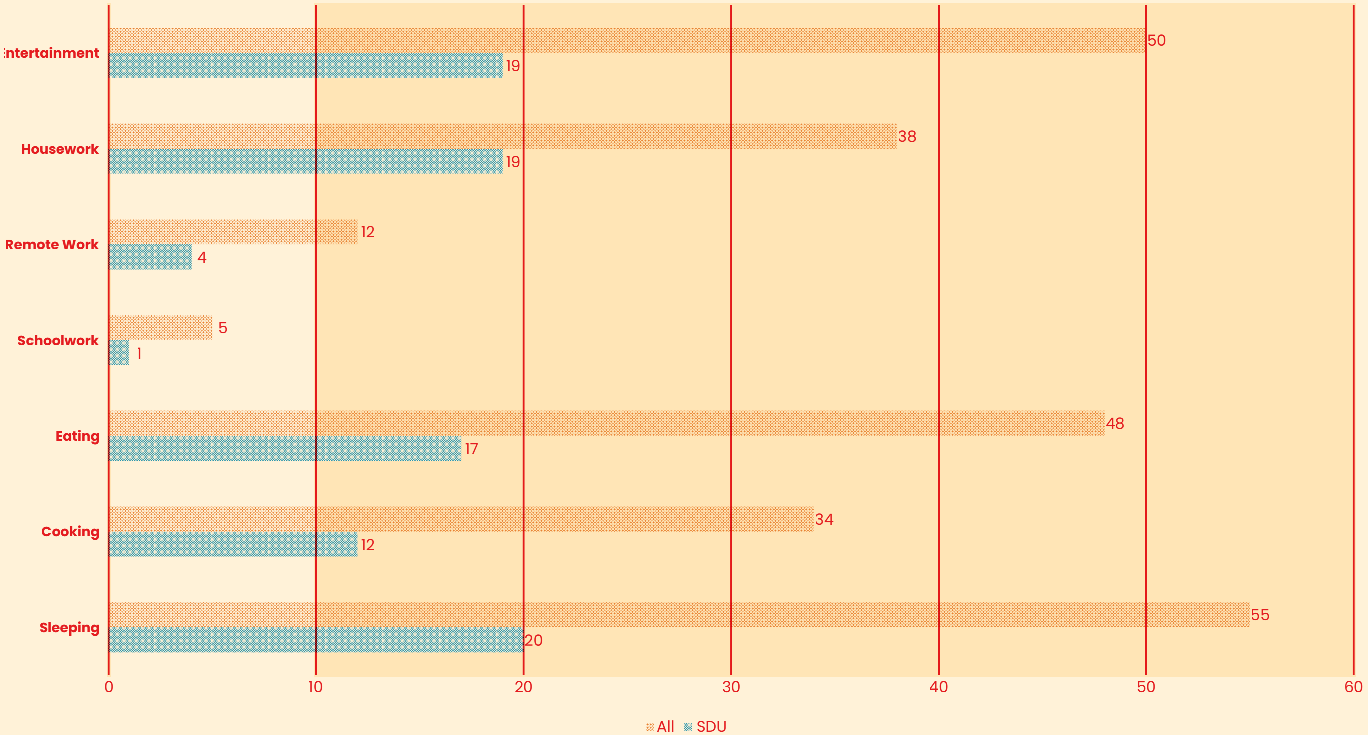
How much time do you usually spend at home on holidays and weekends?

For holidays and weekends, most of the respondents, including subdivided unit occupants, stay at home for 16-20 hours. All types of respondents have identified 31 in this group, 20 have identified to spend 10-15 hours, 4 spend less than 10 hours, and 1 spends more than 20 hours at home. Among those from subdivided units, 11 spend 16-20 hours at home, 8 spend 10-15 hours, and only 1 spends less than 10 hours. This shows that subdivided unit residents are more likely to stay at home longer during weekends and holidays due to a lack of access to recreational opportunities or restrictions associated with their particular living environment.



[Fig. 7.42] How much time do you usually spend at home on holidays and weekends? [Elaborated by Author]

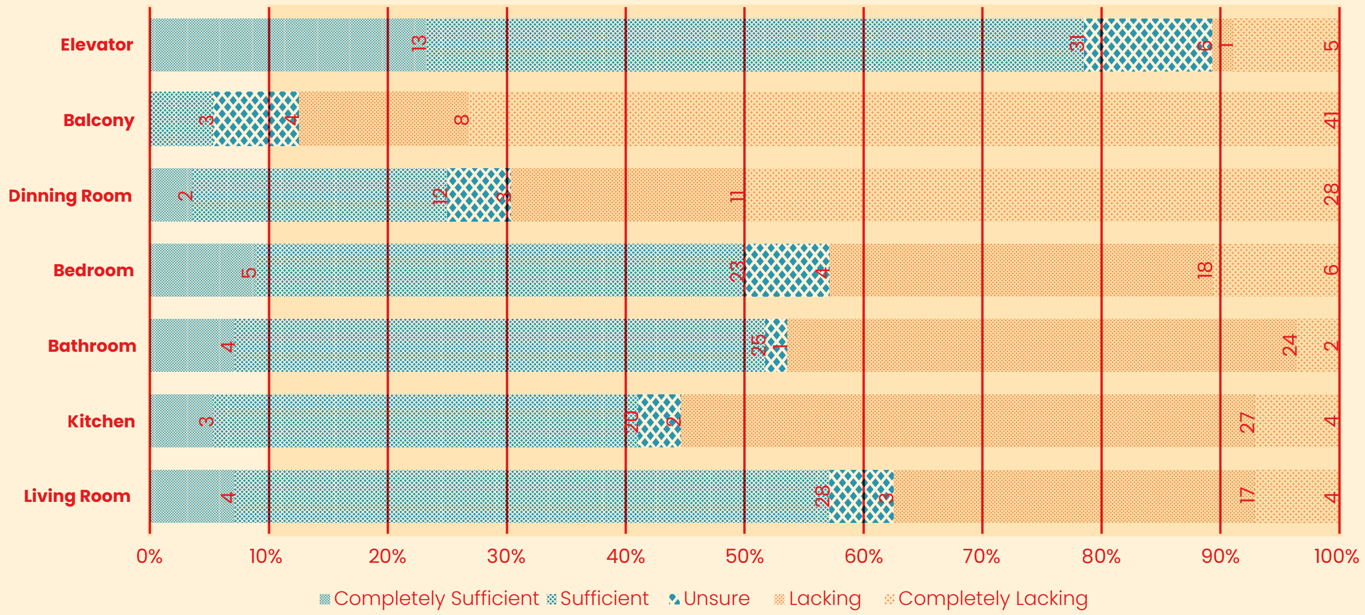
What do you do when you stay home on holidays and weekends?



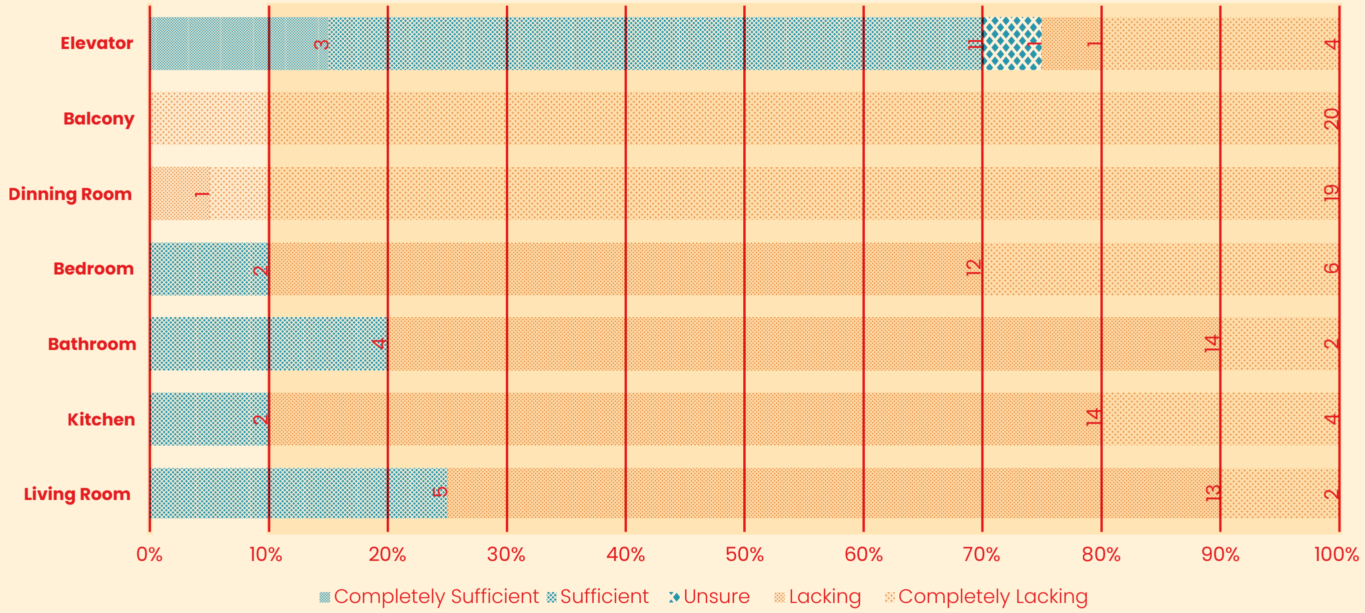
[Fig. 7.43] What do you do when you stay home on holidays and weekends? [Elaborated by Author]

On weekends and holidays, common activities at home include sleeping, eating, housework, and entertainment, with some respondents also working remotely, doing schoolwork, or exercising. Out of all the respondents, 22 do not cook at home, and 7 neither cook nor eat at home. For subdivided unit residents, 8 do not cook at home, and 3 neither cook nor eat. These trends indicate that although many respondents have engaged in necessary home activities, a significant portion, specifically subdivided units, might face constraints that hinder them from cooking or preparing meals at home.

Is the following space sufficient in your current home?



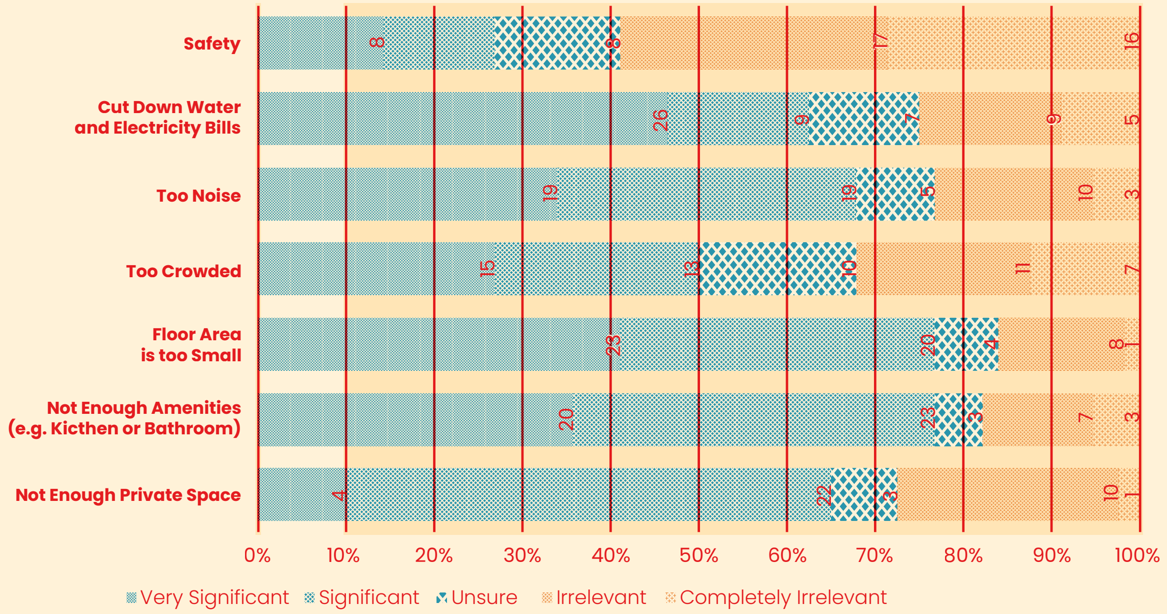
[Fig. 7.44] Is the following space sufficient in your current home? (All Answers)
[Elaborated by Author]



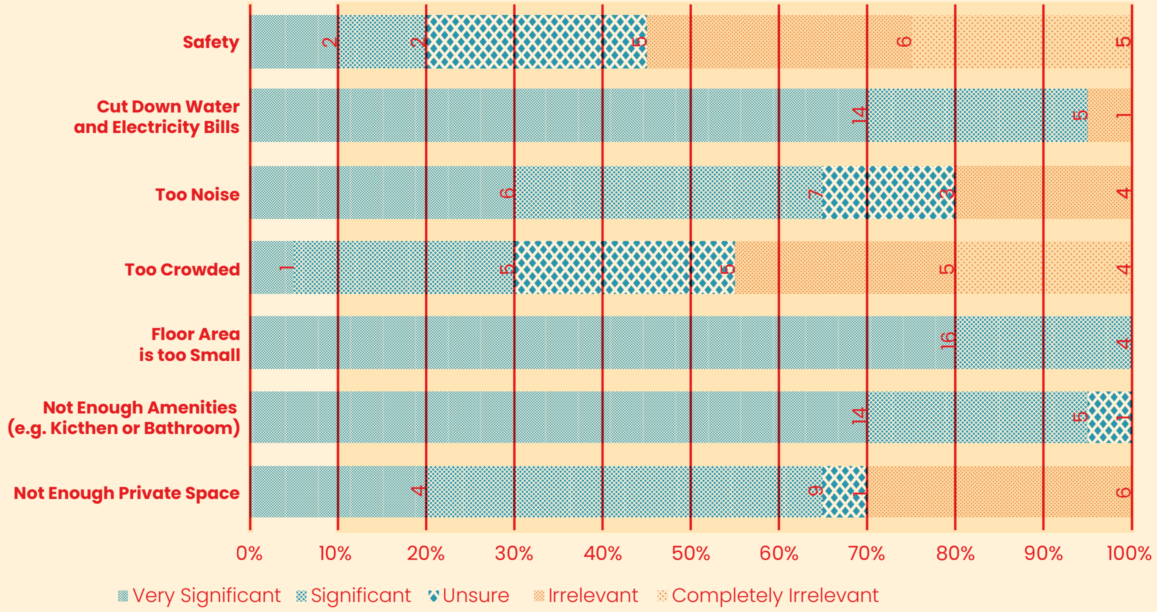
[Fig. 7.45] Is the following space sufficient in your current home? (Sudivied Unit Residents)
[Elaborated by Author]

There are significant differences in housing sufficiency between the general respondent group and those that are subdivided unit residents. For all respondents, the living room, bedroom, and elevator are perceived to be generally “Sufficient,” but kitchens and bathrooms are more likely to be identified as “Lacking.” Dining room and balcony are usually indicated as “Completely Lacking” with 28 and 41, respectively. By contrast, no subdivided unit residents reports any area as “Completely Sufficient,” while living rooms, kitchens, and bathrooms are reported to be “Lacking” by many, with the dining rooms and balconies rated as “Completely Lacking” by 19 and 20, respectively. This clearly illustrates the critical inadequacies of key living spaces experienced by residents of subdivided units compared to the broader population.

Would the following reasons cause you to spend less time at home?



[Fig. 7.46] Would the following reasons cause you to spend less time at home? (All Answers)
[Elaborated by Author]



[Fig. 7.47] Would the following reasons cause you to spend less time at home? (Sudivied Unit Residents)
[Elaborated by Author]

Concerning the situation of spending less time at home, there are differences between the general respondent group and subdivided unit dwellers. For all respondents, the leading "Very Significant" causes were lack of private space, lack of good amenities such as a kitchen or bathroom, and small floor areas, cited by 20, 20, and 23 cases, respectively. Other significant concerns that manifested in the survey include noise issues with 19 and efforts to save water and electricity bills with 26 cases. Safety, however, ranked a little lower, with only 8 considering it "Very Significant."

In terms of subdivided unit dwellers, the major factors were inadequate facilities 14, small floor areas 16, and the need to reduce utility costs 14. Noise and lack of privacy proved moderately significant, while overcrowding and safety were less critical for this group.

Other subdivided unit resident complaints included poor ventilation of air, high temperatures, and smoke from cooking add to one's discomfiture when staying at home. For non-subdivided unit residents, reasons for spending less time at home were more often related to job requirements or limited entertainment and participating in outdoor activities.

Summary of Respondens Housing Preferences

The section looks into the respondents' housing preferences, their current living conditions, and the problems they face; it pays special attention to those living in subdivided units. Key observations are that functional rooms like **kitchens, bathrooms, and bedrooms** were of higher priority in house selection, whereas dining rooms and balconies were less important to the occupants. Their choice also depends on external factors like **road conditions, availability of nearby facilities, and cleanliness in the neighborhood area**.

The findings indicate striking differences in the living conditions between the general respondent group and subdivided unit residents. Whereas many **general respondents describe their living areas as "Adequate," subdivided unit residents often report shortcomings in kitchens, bathrooms, and living rooms,** with dining rooms and balconies being most often characterized as "Entirely Inadequate."

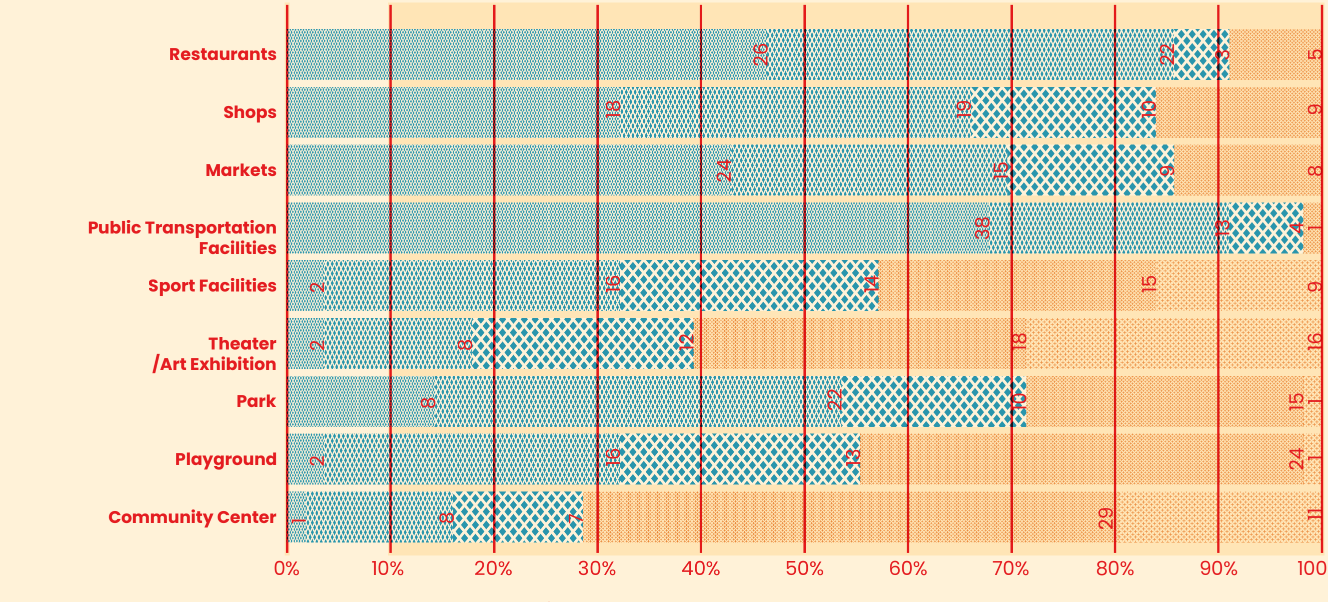
Other than those, time spent at home is influenced by factors such as **lack of private space, inadequate amenity, and limited floor areas.** For subdivided unit residents, **poor ventilation, intense heat, and smoke from cooking add more to discomfort.** In contrast, non-subdivided unit residents are bound more by factors outside the home, such as w**ork commitments and recreational activities.**

It sums up, in general, the pressing priority for improving housing conditions and amenities, especially to residents living in subdivided units, for comfort and well-being and overall quality of life.

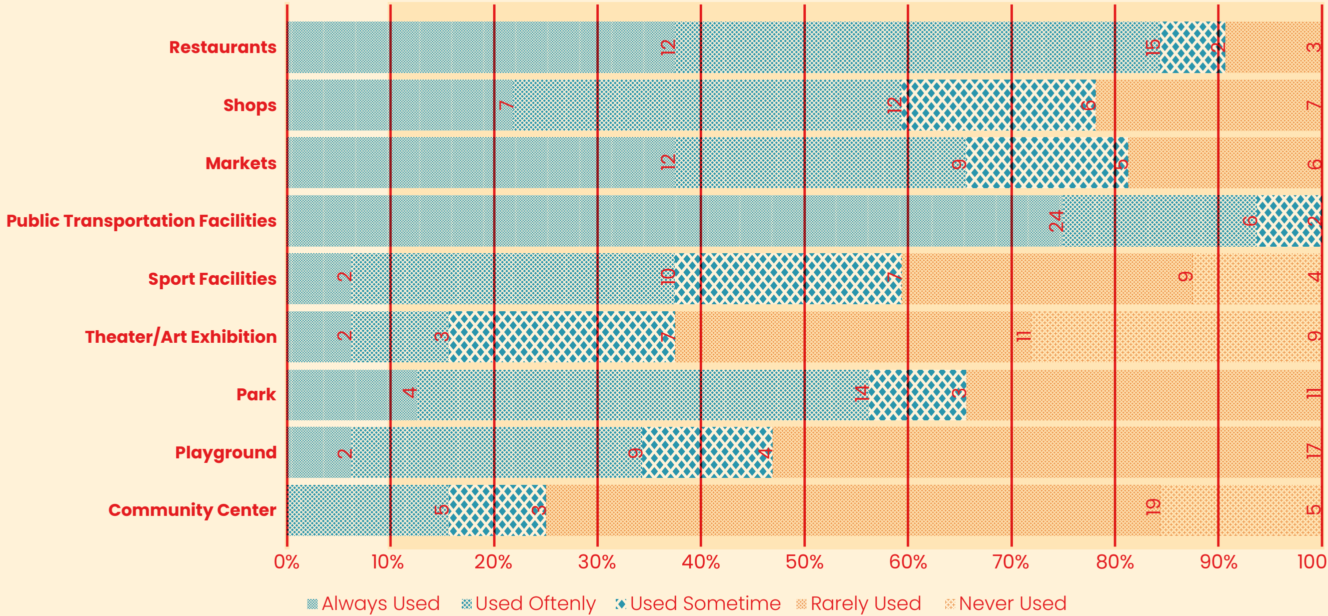
Community Preferences

These questions aim to explore respondents' community preferences, focusing on how they envision and would like to shape the community they wish to live in.

In your current community, how often do you use the following surrounding spaces?



[Fig. 7.48] In your current community, how often do you use the following surrounding spaces? (All Answers)
[Elaborated by Author]

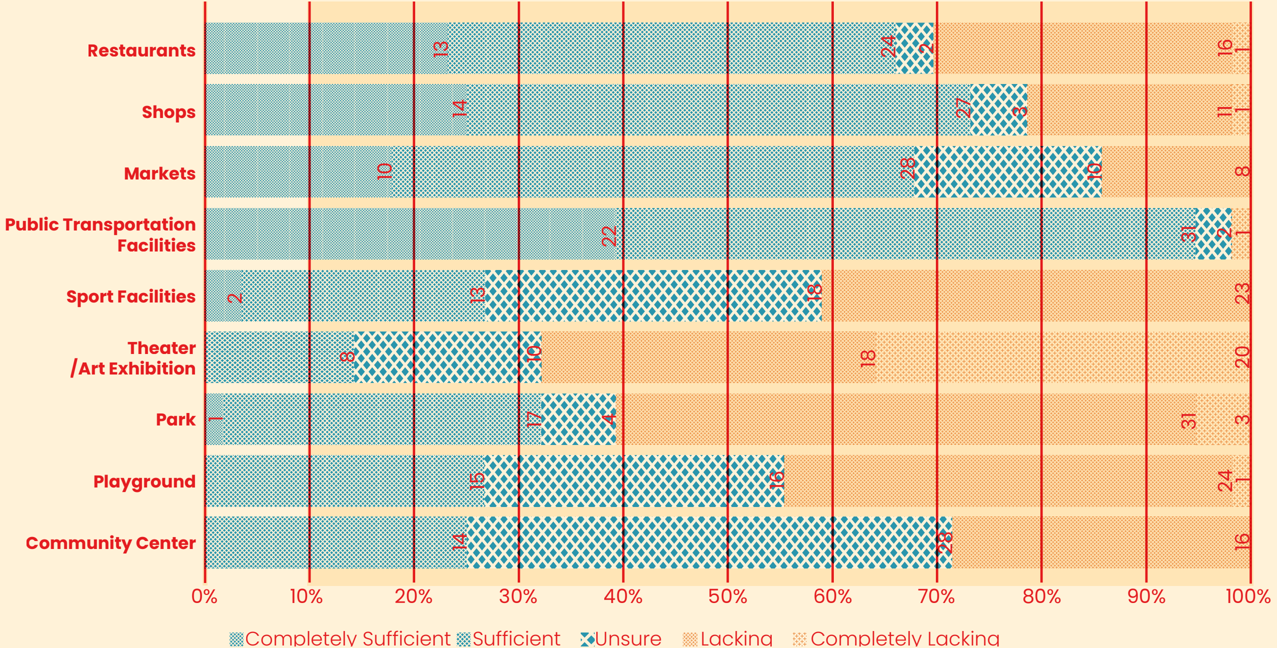


[Fig. 7.49] In your current community, how often do you use the following surrounding spaces? (Sham Shui Po Residents)
[Elaborated by Author]

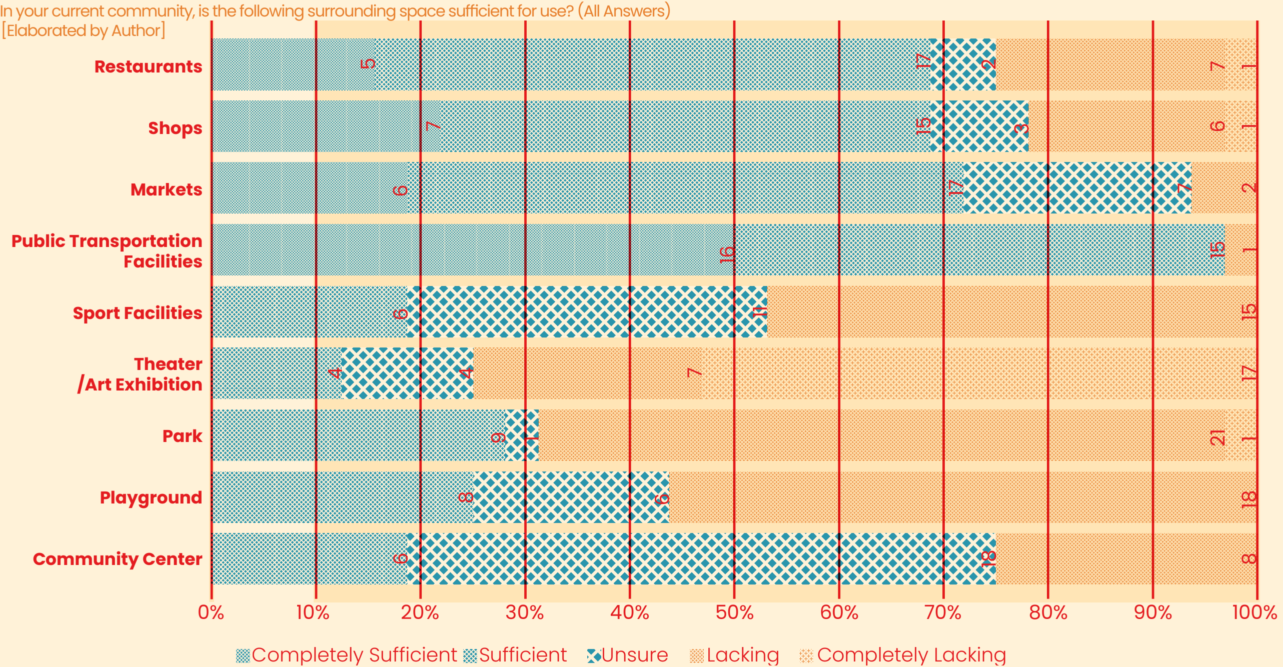
Among all the public facilities, transport facilities are utilized most frequently by all respondents, as 38 marked "Always Used" markets, 24, restaurants 26, shops 18, can also be regarded as important for daily life. Parks are used at a medium level, with 30 respondents indicating "Always" or "Often Used." However, the playgrounds and sport facilities can only report a few uses. Community centers and theaters/art exhibitions are the least utilized ones, as most of them have never used the mentioned services or did it rarely.

Public transportation is the most important among Sham Shui Po residents, with 24 marking "Always Used," followed by restaurants and markets, each with 12 respondents. Parks and playgrounds have a moderate utilization rate, whereas community cultural and recreational facilities, such as theaters/art exhibitions, sports facilities, and community centers, are mainly rated "Rarely" or "Never Used." These indicate the strong reliance on primary needs and the minimal interaction with community cultural and recreational establishments in the area.

In your current community, is the following surrounding space sufficient for use?



[Fig. 7.50] In your current community, is the following surrounding space sufficient for use? (All Answers) [Elaborated by Author]



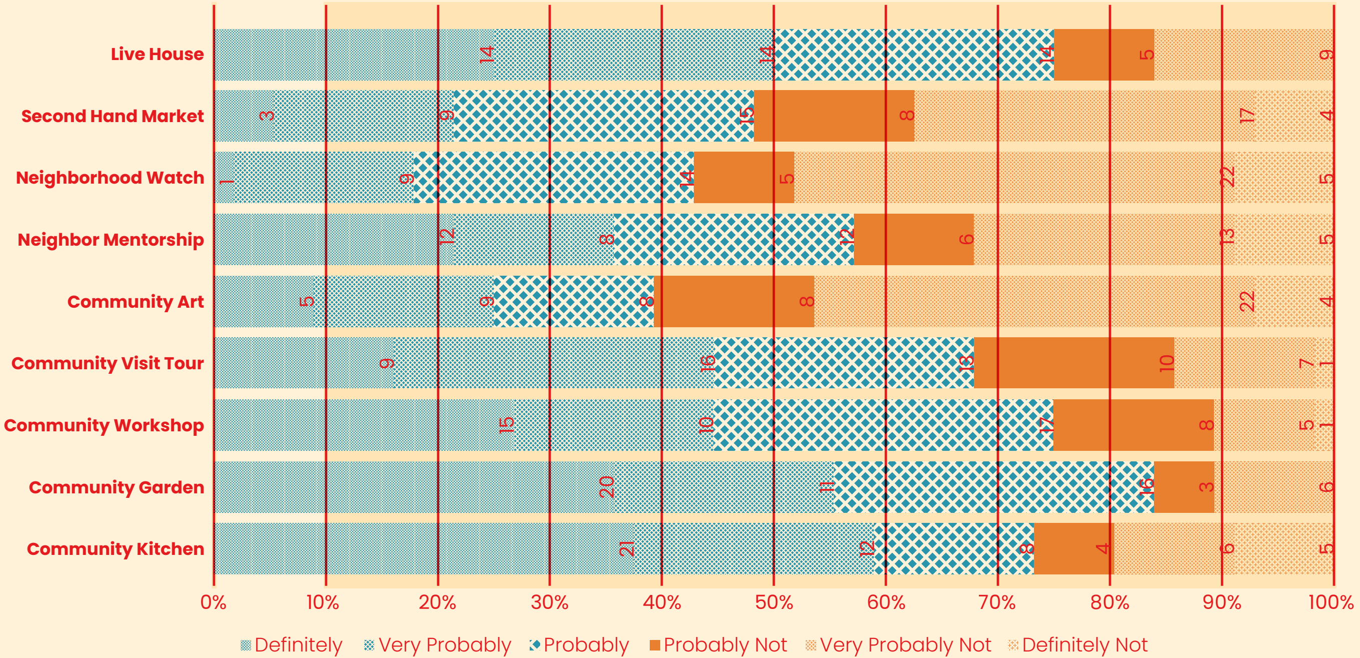
[Fig. 7.51] In your current community, is the following surrounding space sufficient for use? (Sham Shui Po Residents) [Elaborated by Author]

Public transport facilities are rated as the most sufficient among all respondents, 53 marking them as “Completely Sufficient” or “Sufficient.” Markets (38), shops (41), restaurants (37) are also widely considered adequate. Parks and playgrounds get more varied ratings, reflecting mixed opinions on their sufficiency. In contrast, theaters/art exhibitions and community centers are considered the least sufficient, with many respondents marking these as “Lacking” or “Completely Lacking.”

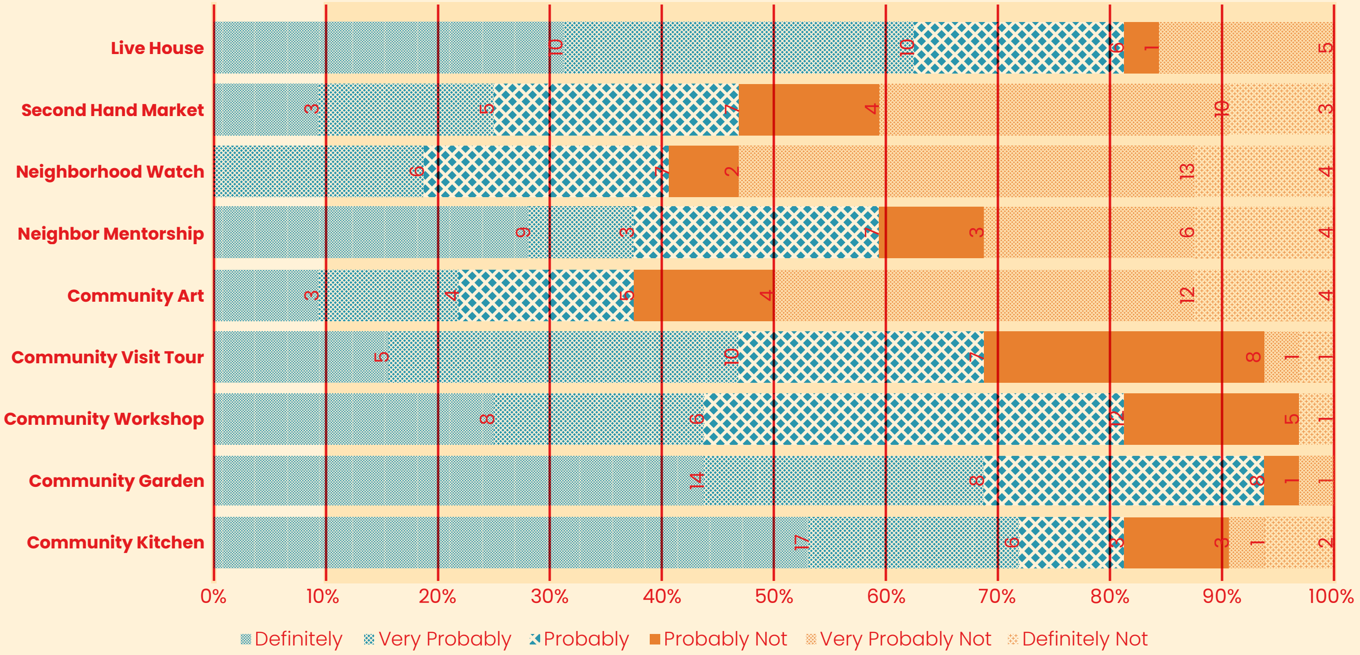
For the respondents living in Sham Shui Po, the public transportation facilities are also highly rated: 16 respondents rated them as either “Completely Sufficient” or “Sufficient.” The ratings are similarly adequate in markets 23, shops 22, and restaurants 22. Facilities that are most rated as “Lacking” are parks and playgrounds, which indicates a room for improvement. Theaters/art exhibitions are especially lacking, as 17 respondents find them completely inadequate. Community centers were assessed in a more ambiguous way, as many respondents showed uncertainty about their sufficiency. These shows the disparity in the sufficiency of the cultural/recreational amenities compared to the essential ones.

In addition to spaces listed above, some of the respondents mentioned certain deficiencies in their community. The Sham Shui Po residents again particularly stressed a shortage of activity facilities for elderly people and bookstores. Some other suggested places to meet for work, cafes, and schools for children, hence reflecting a wide range of needs within the community beyond mere availability of amenity space.

Would you attend the following community events or venues?



[Fig. 7.52] Would you attend the following community events or venues? (All Answers)
[Elaborated by Author]



[Fig. 7.53] Would you attend the following community events or venues? (Sham Shui Po Residents)
[Elaborated by Author]

Community kitchens and gardens were the most popular community events, both for all respondents and for Sham Shui Po residents. For all respondents, 21 and 20, respectively, would "Definitely" attend these events, while Sham Shui Po residents also reacted favorably: 17 and 14 respondents expressed strong interest in such activities. Second-hand markets also attracted considerable attention, as 14 respondents in total and 10 Sham Shui Po residents chose "Definitely." Then comes live houses, favored by 12 respondents in total and 8 Sham Shui Po residents.

Community workshops and visit tours were of more moderate interest for both groups and balanced out "Definitely" and "Very Probably" responses. The community meeting, neighborhood watch programs, and neighbor mentorship programs were less popular. Neighbor mentorship programs proved the least popular, with only 1 respondent in total selecting "Definitely" and 22 selecting "Very Probably Not."

These results show a strong orientation toward practical resource activities, such as kitchens, gardens, and markets. On the other hand, collaborative or mentorship-based programs-most especially at Sham Shui Po-demonstrate much weaker interest and thus hint at limited appeal for these types of programs within this community.

Summary of Respondens Commuinty Preferences

Public transport, market, and restaurants are the most accessed community facilities, followed by **public transports**. Parks are moderately used whereas theaters and **community centers are the least accessed**. In Sham Shui Po, similar trends are followed though cultural and recreational facilities are seldom accessed.

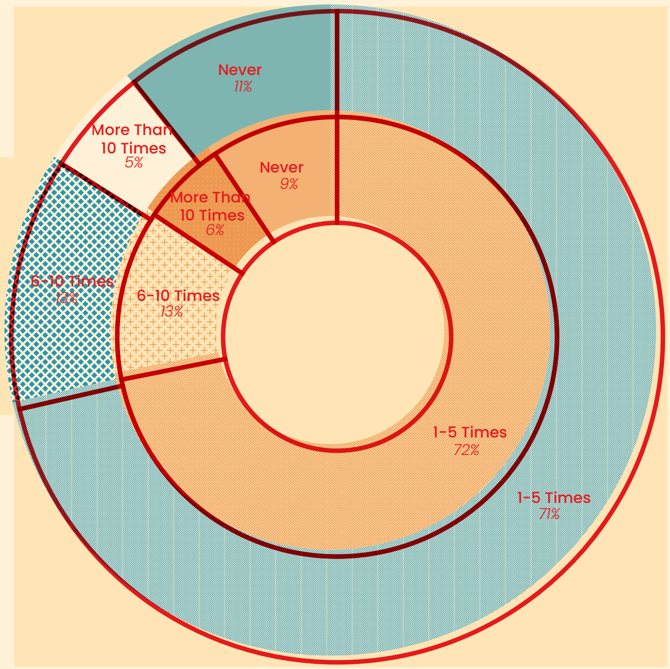
Transportation, markets, and shops are perceived as highly adequate, while **parks, playgrounds, and theaters usually are rated as lacked**. In Sham Shui Po, residents marked the attribute **"Culture Space" as "Completely Lacking."**. **Community kitchens and gardens were the most popular activities** proposed; **second-hand markets and live houses followed**. On the other side, **mentorship or watch programs had little interest**.

Sham Shui Po residents have also pointed out the **missing elements of activity centers for the elderly and bookstores, as well as the need for cafes or workplaces**. These results showed a predilection for functional, resource-based facilities over cultural and collaborative spaces. Filling these gaps, especially in leisure and cultural amenities and elderly-related resources, could significantly improve community interaction and satisfaction.

Interest in Historic Buildings

This section explores public experiences with and opinions on historic buildings in Hong Kong, as well as their interest in participating in revitalization projects.

Have you ever visited historical buildings in Hong Kong?

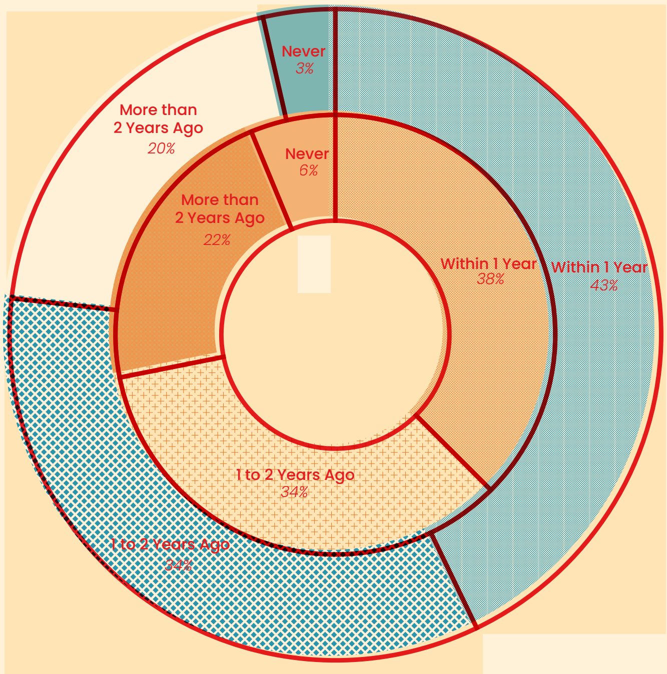


[Fig. 7.54] Have you ever visited historical buildings in Hong Kong?
[Elaborated by Author]

Visiting historical buildings in Hong Kong is relatively common among respondents. Of the total, 33 reported visiting 1-5 times, 9 visited 6-10 times, and 3 have visited more than 10 times. On the other hand, 6 respondents responded that they have never visited historical buildings, reflecting their varying levels of interest or accessibility to heritage sites.

Sham Shui Po residents reported visiting historical buildings a total of 20 times between 1-5 times, 5 times between 6-10 times, and for 3 over 10 times. On the other side, 4 claimed to have never visited any such places. Thus, moderate participation in Hong Kong's historical architecture is realized, but it is necessary to increase participation through knowledge and accessibility policies.

When was the last time you visit historical buildings in Hong Kong?

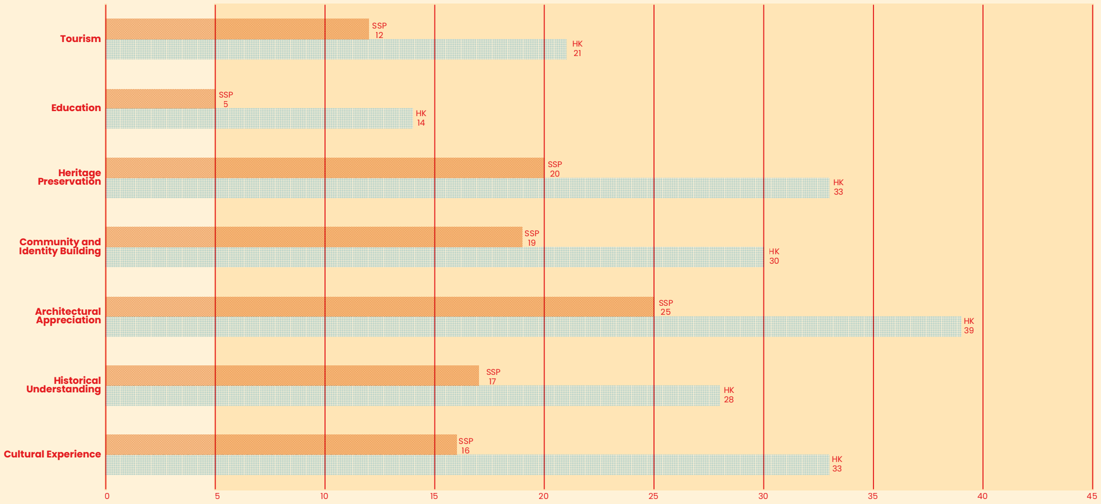


[Fig. 7.55] When was the last time you visit historical buildings in Hong Kong?
[Elaborated by Author]

Out of all the responded, 18 persons reported visiting historical buildings in Hong Kong within the last year, which reflects active interest in cultural and heritage activities. Further, 12 visited 1 to 2 years ago, while 10 have not visited in over 2 years, and 2 claimed never to have visited. For Sham Shui Po residents, the trend observed is similar, with 10 within the last year, 8 between 1 to 2 years ago, 6 for over 2 years without visiting, and 2 saying they have never visited such sites.

These findings indicate different levels of engagement with the historical landmarks, which have slightly more recent visits among general respondents than Sham Shui Po residents. This indicates potential barriers or opportunities to develop better access and awareness, particularly within areas like Sham Shui Po.

What is the purpose of your visit to Hong Kong's historical buildings before?

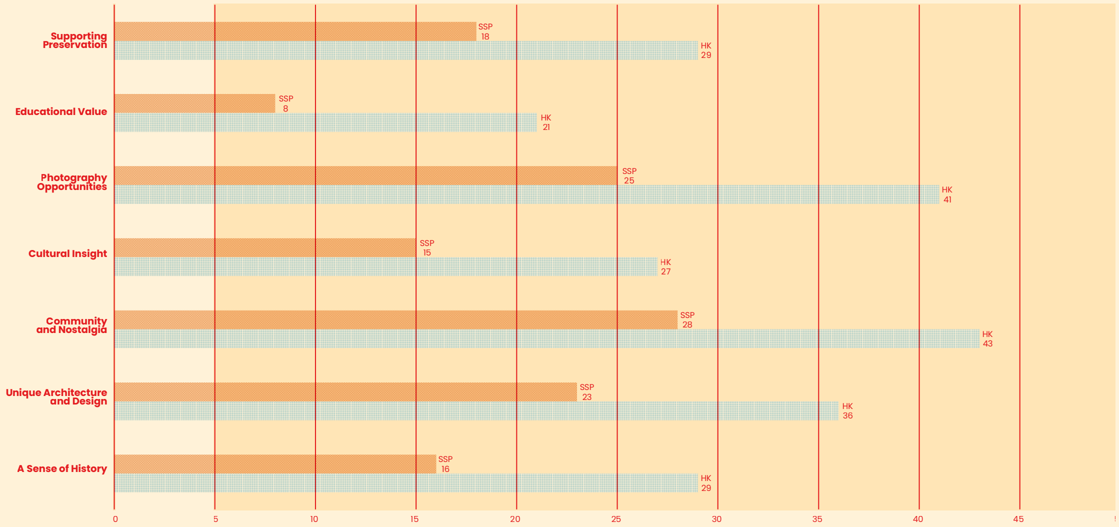


[Fig. 7.56] What is the purpose of your visit to Hong Kong's historical buildings before?
[Elaborated by Author]

Architectural appreciation was the most choosed reason for visiting Hong Kong's historical buildings by 39 persons out of 56; then comes cultural experience and heritage preservation, 33 each; the building of community and identity is cited by 30; while for historical understanding, 28 answered. Tourism is in the midway range, with 21 citing it as a motive for the visit. Education is the least common reason mentioned among the respondents, with only 14 answers.

These figures show a very good interest in the sites concerning their cultural, architectural, and historical values. The relatively lower emphasis on tourism and education shows opportunities for improvement in public engagement by promoting these aspects, potentially expanding the audience for Hong Kong's historical landmarks.

What do you hope to find when you visit the historical buildings in Hong Kong?

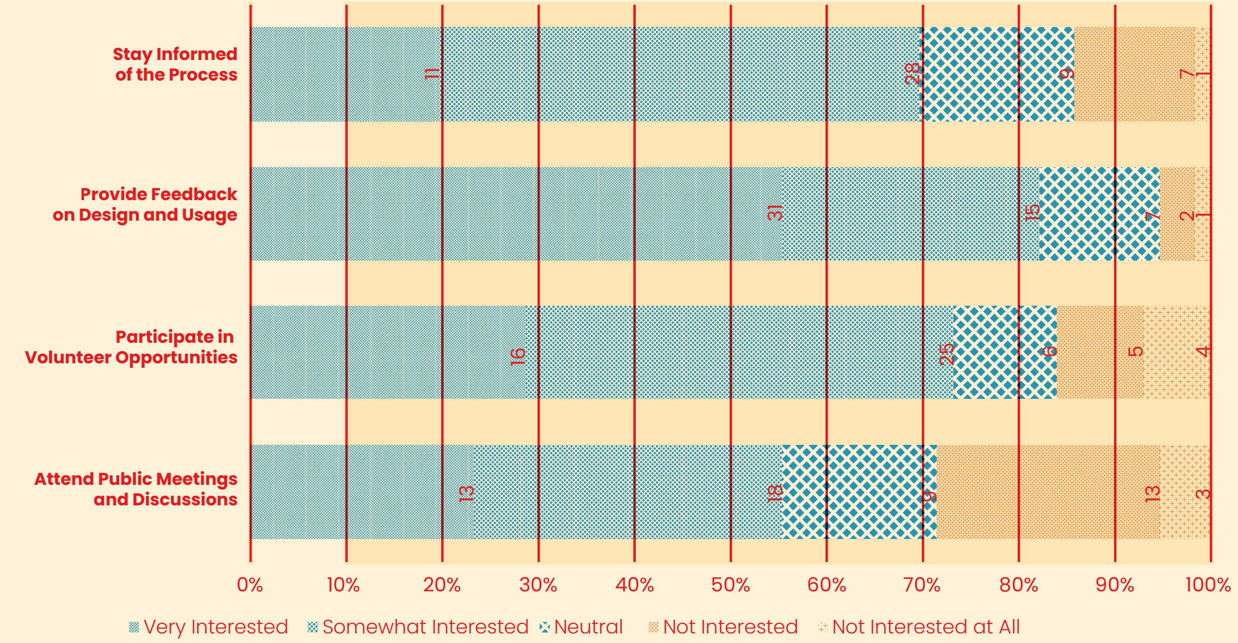


[Fig. 7.57] What do you hope to find when you visit the historical buildings in Hong Kong?
[Elaborated by Author]

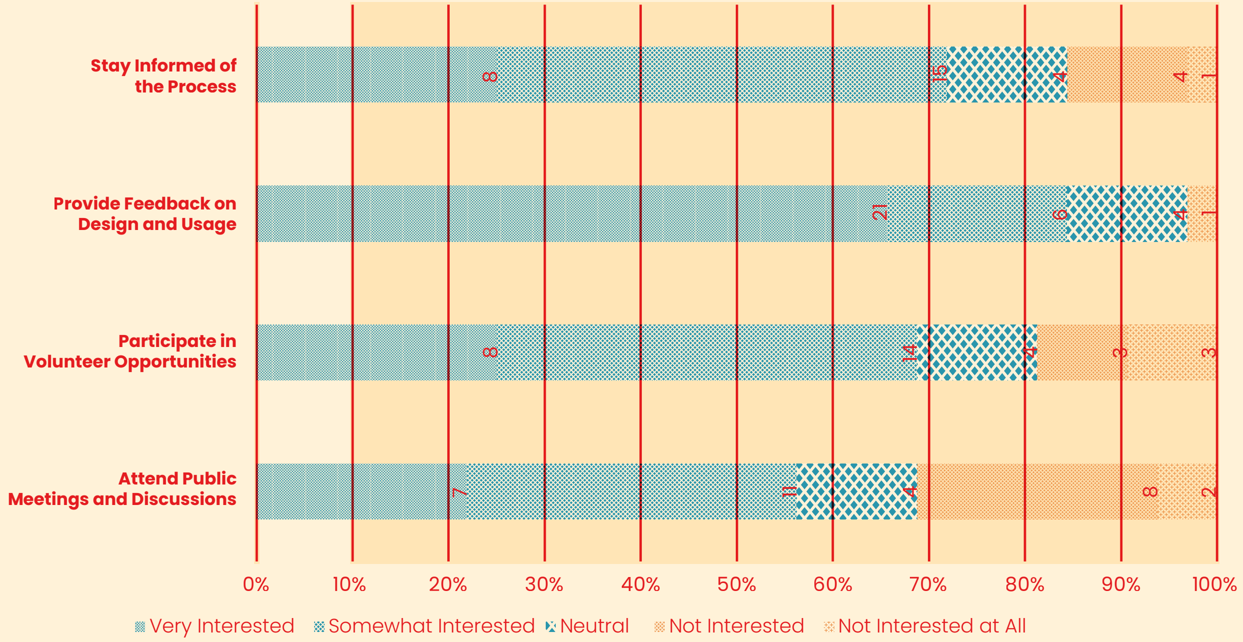
The most common motivations for visiting historical buildings, as stated by respondents, were community and nostalgia, at 43 out of 56, showing that there is a strong emotional attachment to shared heritage. This was followed by photography opportunities; unique architecture and design.

The other motivations that were major in this regard included preservation, cultural insight, and educational value. Some even suggested more interactive exhibitions. These findings illustrate that emotionally and culturally, visitors desire more, and there is a scope for the betterment of engagement with interactive storytelling and visually appealing experiences.

How would you be interested in participating in the revitalization project?



[Fig. 7.58] How would you be interested in participating in the revitalization project? (All Answers)
[Elaborated by Author]



[Fig. 7.59] How would you be interested in participating in the revitalization project? (Sham Shui Po Residents)
[Elaborated by Author]

Participants most interested in providing feedback about design and usage, with 31 respondents interested in doing so “very much.” Opportunities to volunteer with the greenbelt attracted 16 “very interested” participants. Staying informed and attending public meetings received moderate interest, with 28 and 18, respectively, interested “somewhat.”.

Among the residents of Sham Shui Po, design feedback is likewise one of the most important forms of participation, with 21 strongly interested. Volunteering and keeping informed received lower scores, at 14 and 15 residents “somewhat interested,” respectively. Results have underlined the need for greater involvement of the community through collaborative design and active participation in revitalization projects.

Others suggested involvement in the revitalization project, such as through conservation groups, photography, storytelling, online video, or the creation of animation. Others still proposed an open competition for the revitalization architecture to make it more innovative.

Summary of Respondens Interest in Historic Buildings

Community interest in Hong Kong's historic buildings shows some scope for improvement. The majority had visitied **1-5 times**, key motivations being **architecture appreciation, cultural experience, heritage preservation, and community nostalgia**. Improvement suggestions would be interactive exhibitions to enable the public to become more interested, storytelling, and showing the design.

Strong support was given for revitalization efforts to include **providing design feedback and volunteering**. Further creative public involvement ideas included the **formation of conservation groups and storytelling initiatives**.

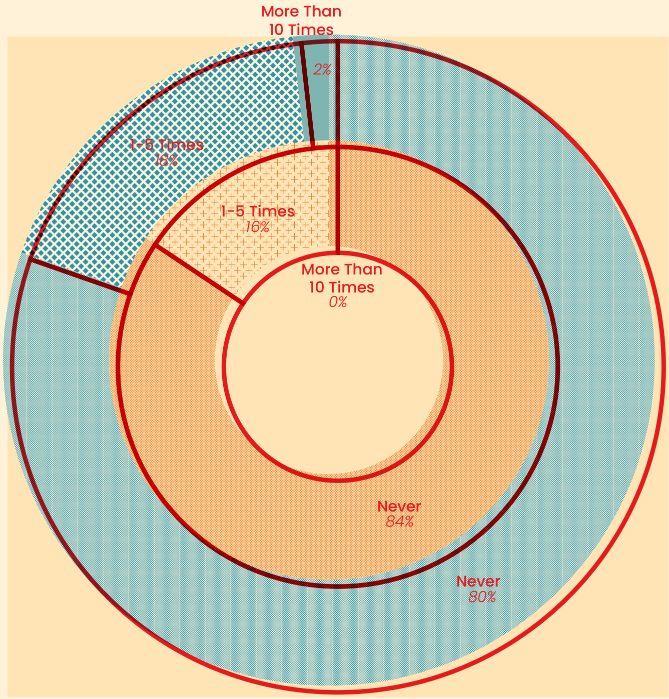
Historical buildings will need to be more interactive and become more accessible in order to strengthen ties to Hong Kong's heritage. Revitalization would want to e**ncourage deeper cultural appreciation and community pride** by promoting more interactive programs and participation opportunities.

Preferences on FNKM's Revitalization

This section invites opinions on the revitalization of the Former North Kowloon Magistracy and its feasibility in addressing community needs.

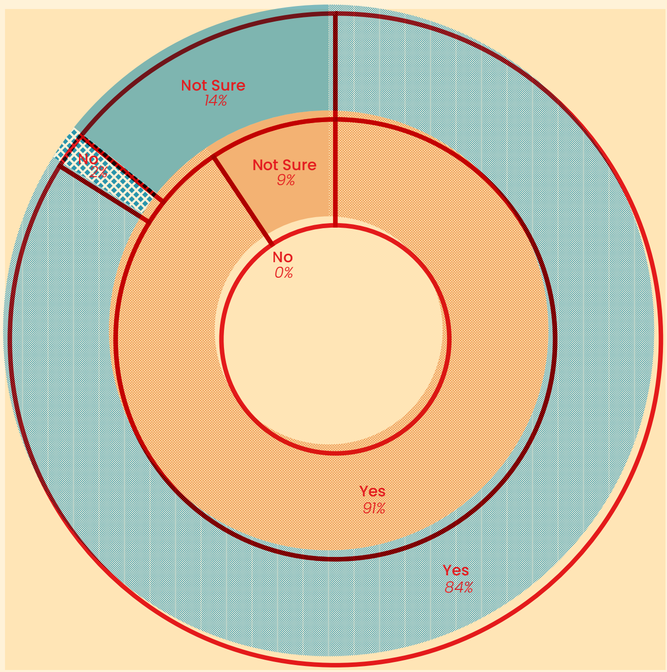
Have you ever been to Former North Kowloon Magistracy?

The response of the number of visits to the Former North Kowloon Magistracy in Sham Shui Po shows that the majority of respondents have never visited the site. Almost all reported never visits, with only a handful indicating 1-5 visits, and just one respondent above 10 visits. This would suggest limited awareness or interest in the magistracy and highlights an opportunity to develop better community engagement in its historical and cultural significance. For the residents of Sham Shui Po, the trend is consistent, with nearly all reporting that they have not visited, again pointing to the need for improved outreach and local engagement efforts.



[Fig. 7.60] Have you ever been to Former North Kowloon Magistracy?
[Elaborated by Author]

Do you feel that preserving historical sites like the Magistracy is important for Hong Kong?



[Fig. 7.61] Do you feel that preserving historical sites like the Magistracy is important for Hong Kong?
[Elaborated by Author]

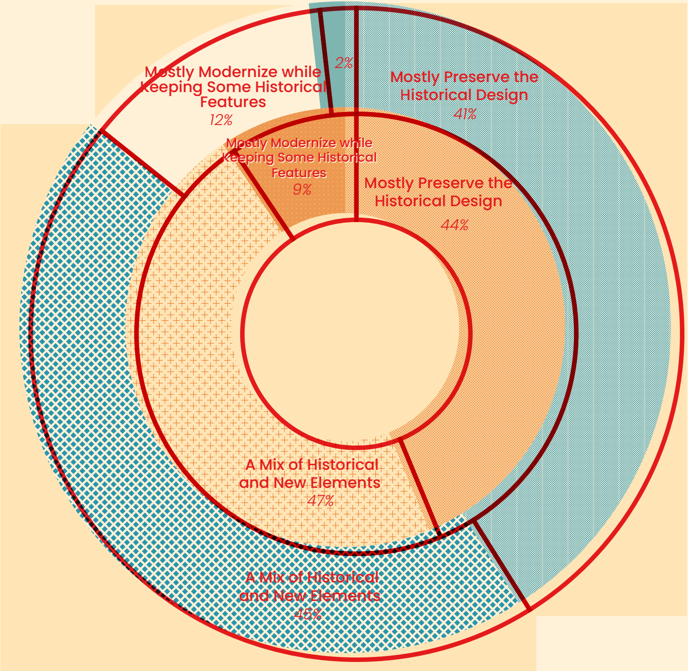
The majority of participants, including Sham Shui Po residents, agree on the importance of preserving historical sites like the Former North Kowloon Magistracy in Hong Kong. These sites are regarded as critical witnesses to urban development, providing insights into the city's past and the evolution of its cultural identity. Participants emphasized their role in preserving the fusion of Chinese and Western influences, offering opportunities to learn about Hong Kong's historical and legal heritage.

The architectural and nostalgic value of these sites was also highlighted, showcasing Hong Kong's rich history and unique identity amidst an increasingly modernized urban landscape. Many view these buildings as irreplaceable artifacts of a bygone era, contributing to the city's distinctiveness and fostering a deeper connection to its heritage. Additionally, the adaptive reuse of such sites was seen as a means to preserve historical significance while ensuring contemporary relevance.

From a practical perspective, participants noted that these structures provide educational opportunities and cultural continuity for future generations. However, some pointed out a lack of public awareness or understanding of their importance, indicating a need for increased engagement and outreach efforts in heritage conservation. Overall, the findings underscore the cultural, historical, and communal value of preserving Hong Kong's historical landmarks.

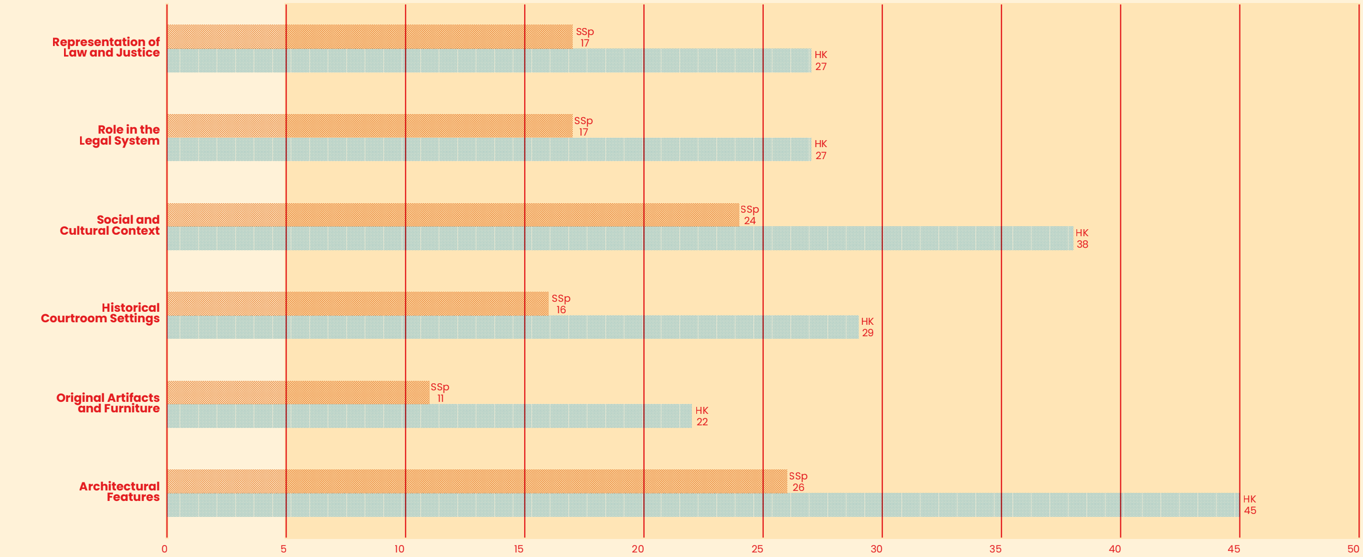
What balance do you prefer between historical preservation and modern design?

The responses show that most want to maintain the old architectural design of the buildings, where the historical essence should be maintained. Several contended with the integration of modern settings with that of the historical perspective, while a smaller proportion came out to propose modernization that retained selected historical features. These show a desire of the community to uphold cultural heritage, although with a response to modern needs, thus suggesting that future projects make provision for thoughtful preservation or adaptive reuse approaches.`



[Fig. 7.62] What balance do you prefer between historical preservation and modern design?
[Elaborated by Author]

What aspects of the Magistracy's history do you think are most important to showcase?



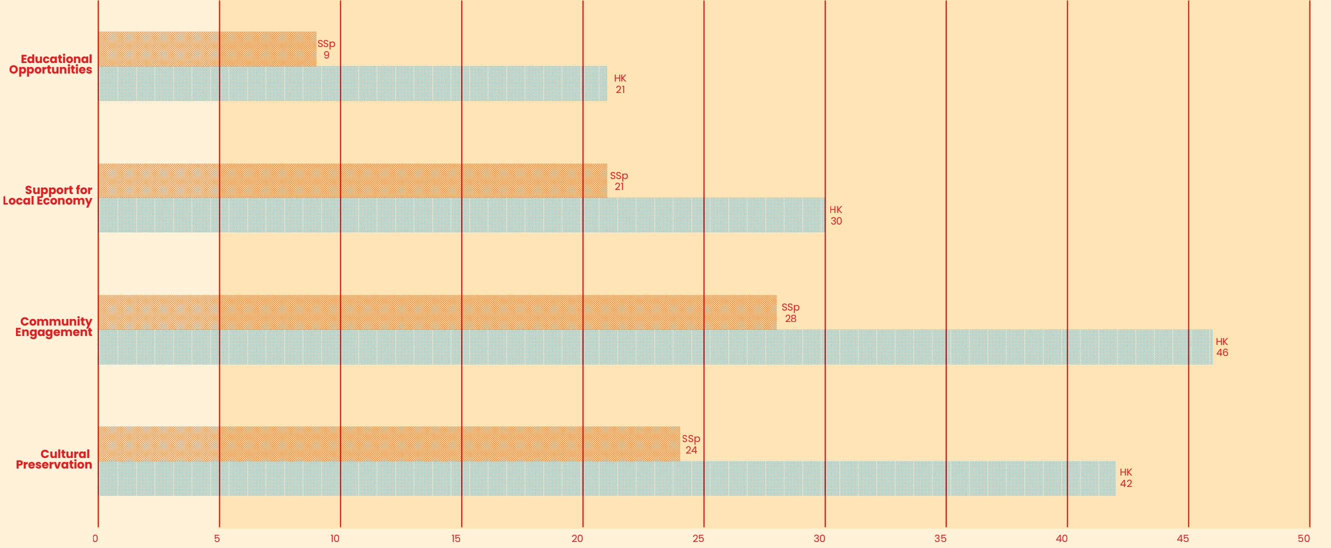
[Fig. 7.63] What do you hope to find when you visit the historical buildings in Hong Kong?
[Elaborated by Author]

Respondents emphasized the importance of showcasing the architectural features of the Magistracy as the most significant aspect, with the social and cultural context also identified as a key factor. Other notable elements included the historical courtroom settings, its role in the legal system, and its representation of law and justice. Original artifacts and furniture were mentioned less frequently.

For Sham Shui Po residents, architectural features remained the top priority, followed by the social and cultural context and historical courtroom settings. Some respondents also highlighted the importance of emphasizing the Magistracy's connection to Sham Shui Po to strengthen its local relevance.

These findings reflect a shared interest in preserving the Magistracy's architectural and cultural heritage while highlighting its historical and community significance.

What are your expectations for the revitalization of the Magistracy?

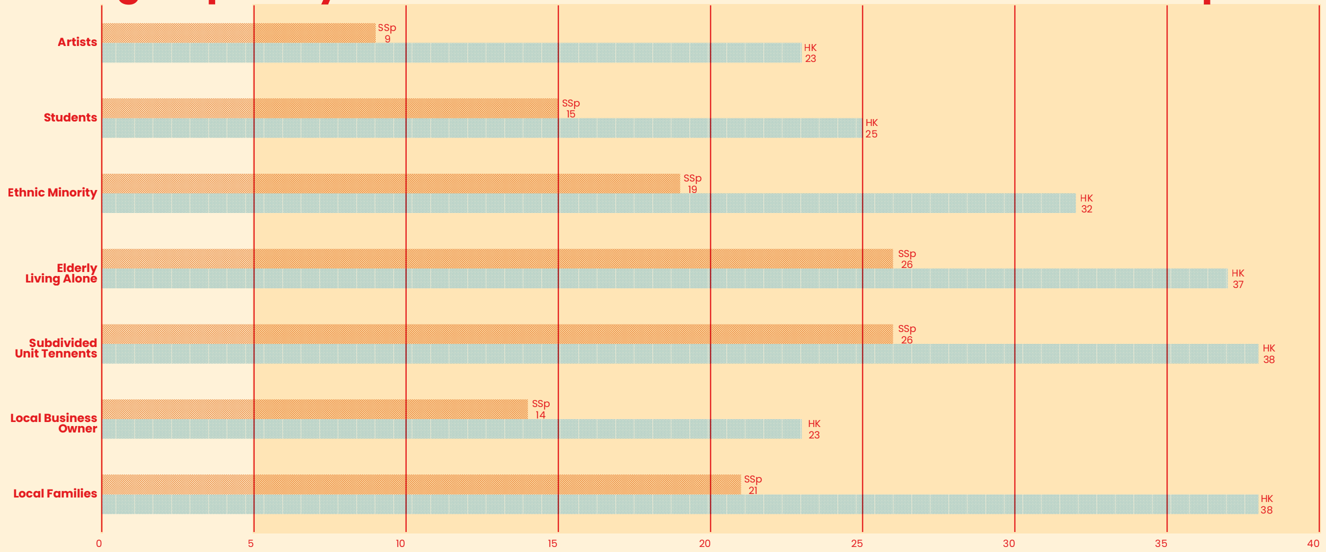


[Fig. 7.64] What are your expectations for the revitalization of the Magistracy?
[Elaborated by Author]

Respondents identified community engagement as the highest expectation for the revitalization of the Magistracy, with 46 responds there is 28 specifically from Sham Shui Po residents. The second highest was cultural preservation, with 42 mentions overall and 24 from Sham Shui Po. Supporting the local economy received 30 mentions overall and 21 from Sham Shui Po, while mentions of opportunities for education reached 21 in total and 9 from Sham Shui Po residents.

Sham Shui Po respondents suggested initiatives such as providing family activities and improving residents' quality of life and indicated that revitalization efforts should have something tangible and positive to impact the community. These findings similarly indicate the importance of considering a balance among cultural benefits, educational benefits, and economic benefits while nurturing an inclusive and engaging environment.

Which groups do you think should benefit from this revitalized space?



[Fig. 7.65] Which groups do you think should benefit from this revitalized space?
[Elaborated by Author]

Throughout all responses, local families and subdivided unit tenants are mentioned as primary beneficiaries both with 38 mentions, followed by elderly living alone with 37 mentions. Ethnic minorities, on the other hand, are considered important with 32 mentions. Other groups highlighted as secondary beneficiaries were students with 25 mentions, and local business owners and artists each with 23 mentions.

The main groups of beneficiaries that were identified among Sham Shui Po residents were subdivided unit tenants and elderly people living alone, each with 26 mentions; local families came next, with 21, followed by ethnic minorities, 19. Students and local business owners were also identified but given slightly less priority, with 15 and 14 mentions, respectively.

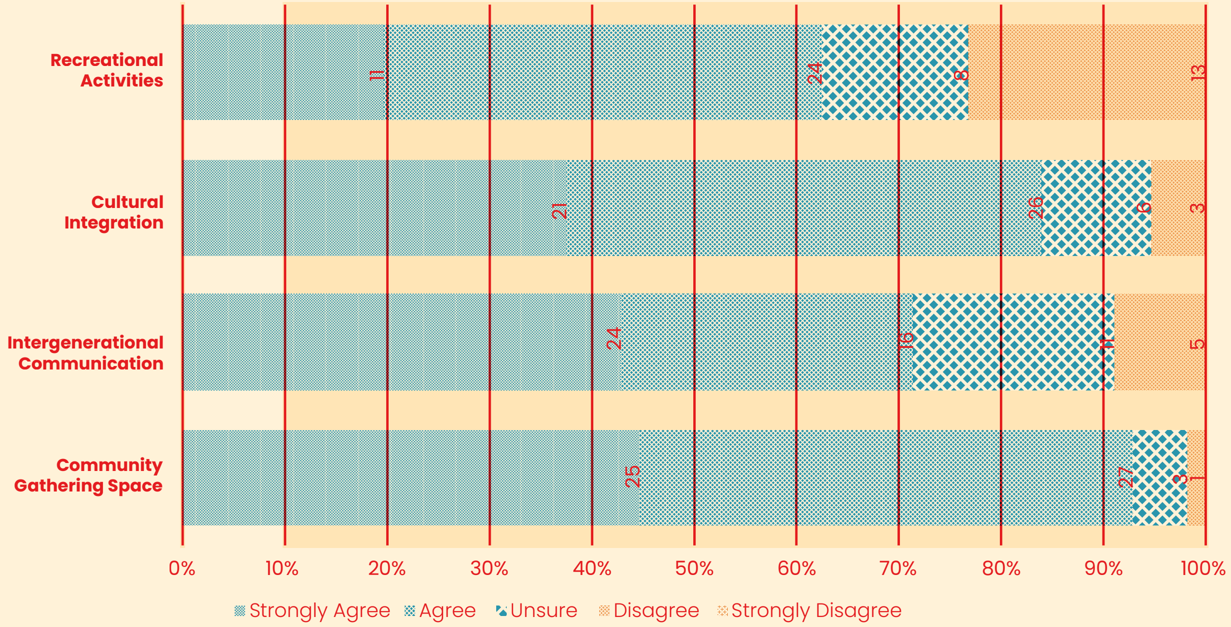
The findings provide an indication of how revitalization should be all-inclusive, catering to the needs of socially and economically vulnerable groups while engendering community support and a varied population.

What could be done to make the revitalized site more welcoming and accessible to the public?

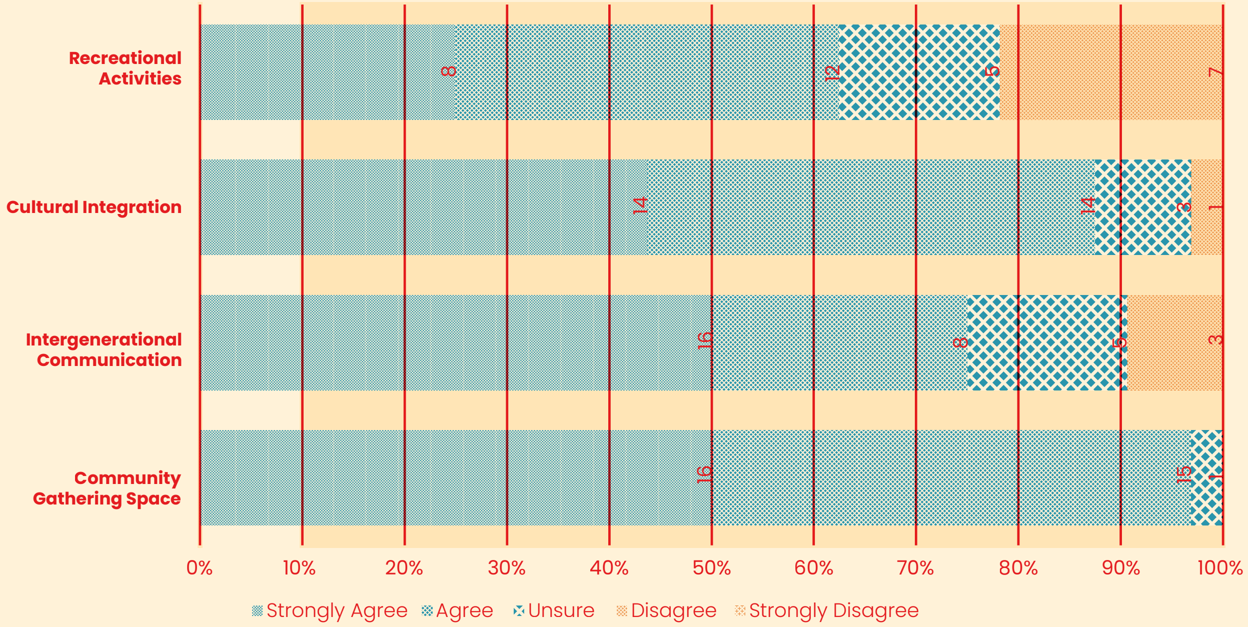
The respondents suggested several practical and creative ideas that could make the revitalized Magistracy more welcoming and accessible to its visitors. Guided tours offered at various times could familiarize the visitor with the history and importance of the site. Incorporating interactive historical elements and designated photo opportunities was recommended as a way to attract wider interest. This would balance the heritage with present needs by preserving parts of the building for flexible uses such as art spaces, community gatherings, and exhibitions, while modernizing others.

Other ideas included free activities and food for the local residents, places to rest and gather, and space for local businesses or holiday markets. It was also emphasized that the facility be easily accessible, through effective marketing, clear signage from key locations in Sham Shui Po, and multilingual programming. These suggestions are compatible with the idea that cultural preservation should be combined with relevant modern uses in order to make the revitalized Magistracy a dynamic gathering point for the community.

Do you think these community needs in Sham Shui Po could be fulfilled by the revitalized Magistracy?



[Fig. 7.66] How would you be interested in participating in the revitalization project? (All Answers)
[Elaborated by Author]



[Fig. 7.67] How would you be interested in participating in the revitalization project? (Sham Shui Po Residents)
[Elaborated by Author]

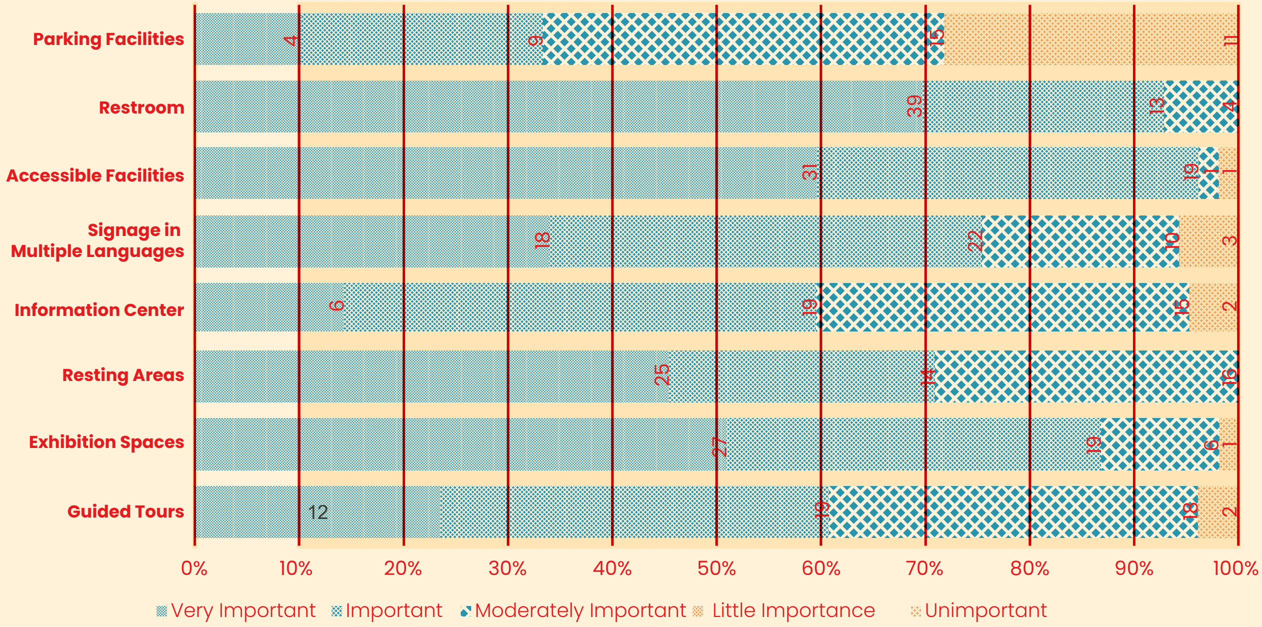
The general belief among the respondents is that the revitalized Magistracy has huge potential for addressing community needs in Sham Shui Po. Sixteen strongly agreed and fifteen agreed that it could serve as a community gathering space. Similarly, sixteen strongly agreed and eight agreed that it could support intergenerational communication. Cultural integration was also a point of optimism, as fourteen strongly agreed and fourteen agreed, while recreational activities received less enthusiasm, with eight strongly agreeing and twelve agreeing.

The level of confidence in the Magistracy to act as a networking hub for local businesses was given by eight strongly agreeing and thirteen agreeing. Its role in the development of skills was much more debated, with only three strongly agreeing, six agreeing, and thirteen disagreeing. Similarly, its role regarding social services was attested to by eight strongly agreeing, nine agreeing, and thirteen disagreeing. Notable minorities were recorded as uncertain or skeptical about these particular roles.

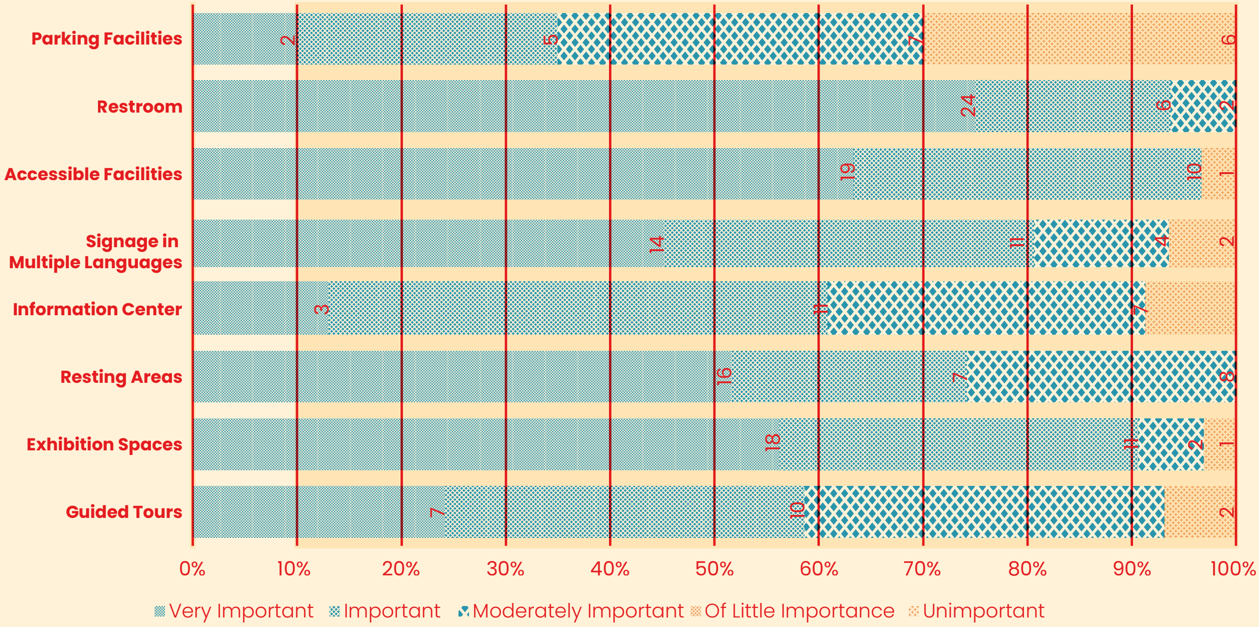
The results, on the other hand, point out that though community and cultural exchange is well placed in the Magistracy, there is pessimism regarding the delivery of the Magistracy with respect to targeted services such as skill development and business networking. Balancing cultural preservation against practical functionality could raise its capacity on these varied community needs.

Other suggestions for the renewed Magistracy include a new environment, a shopping mall with restaurants to attract consumers, and rooms for new activities to make people interact more. Some respondents favored this proposal, while others were uncertain or saw no further need, underlining that innovation should be combined with pragmatism if different segments of the community are to be satisfied.

What visitor amenities would you consider essential in the revitalized Magistracy?



[Fig. 7.68] What visitor amenities would you consider essential in the revitalized Magistracy?(All Answers)
[Elaborated by Author]



[Fig. 7.69] What visitor amenities would you consider essential in the revitalized Magistracy?(Sham Shui Po Residents)
[Elaborated by Author]

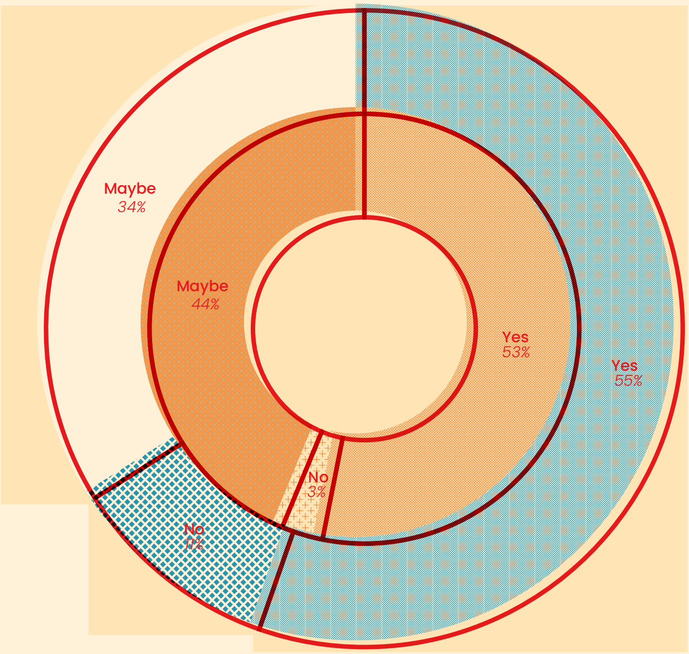
The key visitor amenities identified and rated for the revitalised Magistracy are restrooms, labelled "very important" by 39 respondents, with a strong emphasis from Sham Shui Po residents. Accessible facilities were also well-supported, identified as "very important" by a total of 31 respondents, including 19 in Sham Shui Po. Resting areas were another priority, highlighted by 25 respondents in total and by 16 in Sham Shui Po.

In addition, 27 respondents regarded exhibition spaces as "very important," representing cultural engagement; guided tours gained moderate support, marked as "very important" by 12 respondents, 7 of whom came from Sham Shui Po. Other popular priorities included multilingual signage, supported by 18, and an information center with 6 respondents, also with active contributions from Sham Shui Po.

In contrast, the facilities of parking are rated as less important, as only 4 respondents in total rated them as "very important." Such findings point to the importance of basic facilities and features supportive of the cultural and educational engagement of visitors, according to the needs of different groups of visitors.

Would you be interested in a membership or subscription for access to facilities?

The answers show different levels of interest in a membership or subscription to use the facilities of the Magistracy: a total of twenty-three said they were interested, eleven said ‘Yes’, indicating full support for the program. Sixteen undecided but open participants could be interested if the benefits seem attractive. Only seven participants were uninterested, which represents the smallest group. These results imply a reasonably good level of interest in a membership program that would involve attractive features and incentives to engage both the interested and undecided groups.



[Fig. 7.70] Would you be interested in a membership or subscription for access to facilities?
[Elaborated by Author]

Would you be interested in a membership or subscription for access to facilities?

In five years, the envisioned role of the Magistracy will be that of a lively community focal point serving a wide range of age groups, from teenager to senior citizen, by facilitating learning, cultural exchange, and social interaction. According to respondents, an ideal space would be lively and inviting, hosting art classes, among other events, while being able to appreciate its architectural heritage.

Some even consider the Magistracy a clean and nicely maintained landmark in Sham Shui Po, attracting locals and tourists, beautifying the community environment, and helping to inject vigor into the local economy by providing jobs. It is envisioned as a place to be taken care of by families and neighbors, with its historical value retained for learning, sharing, and celebration together, hence fortifying social cohesion and cultural identity.

Summary of Respondens Preferences on FNKM's Revitalization

The revitalization of the Former North Kowloon Magistracy could house a leisure-packed community hub. Most respondents, especially Sham Shui Po residents, have never been to the site due to the lack of publicity awareness and public involvement. The respondents then focused on its historical value-that it is a symbol of urban development, cultural fusion, and education-while strongly advocating the retention of the architectural and nostalgic essence with adaptations to meet the needs of its contemporary utilization.

The expectations for the site include cultural preservation; community engagement; facility requirements like toilets and accessibility. Exhibition halls and guided tours were also mention features to enhance historical education. The renewed open space is needed to serve the needs of different groups including families, subdivided unit tenants, alone living elderly, and ethnic minorities, but Sham Shui Po residents stressed most about family activities and an improved living environment.

One envisioning for the Magistracy would be to transform it into a vibrant, dynamic space, inclusive and multifunctional for cultural exchange, while maintaining the building's historic charm and enabling social bonding. It can encourage social cohesion, cultural identity, and community dynamism; thus, the revitalized Magistracy will be one of the valued landmarks and learning, celebratory, and engaging centers.

g. Conclution of the Survey

The questionnaire survey is to invite views from the community on the revitalization of the Former North Kowloon Magistracy in Sham Shui Po, with a focus on how historical conservation could be balanced with contemporary needs. It covered their expectations, priorities, and suggestions for converting the site for community uses in functional and inclusive ways.

- ***Cultural Preservation and Community Engagement***
  Cultural preservation was one of the highest priorities, and the large majority of respondents cited it as a foundation of the redevelopment process. Community engagement was the most common expectation, with a strong desire for inclusive spaces that foster interaction, learning, and connection.

- ***Visitor Facility Needs***
  Restrooms and accessible facilities were noted as important visitor requirements, emphasizing the role played by infrastructure that is functional.

  The suggestion of exhibition spaces and guided tours emphasized features that would add to the site in terms of historical education and cultural enrichment.

- ***Inclusive Beneficiaries***
  The reinvigorated Magistracy is perceived to serve the needs of local families, tenants of subdivided units, and elderly living alone, hence responding to the needs of socially and economically deprived groups.

  Sham Shui Po respondents also pointed out other needs, namely family-oriented activities and enhancement in local living conditions.

- ***Vision for the Magistracy***
  Respondents envision the Magistracy as a dynamic community hub that preserves its historical charm while incorporating modern features.

  Proposed functions include art classes, cultural exchanges, and spaces for relaxation, learning, and social interaction.

- ***Blending Historical and Modern Elements***
  A balance was preferred in the methods of historic preservation and modern design to ensure adaptive reuse that maintains cultural significance of the site but meets contemporary needs.

Conclusion
In the survey conducted, it reflects the desire of the community to transform the Magistracy in such a way that the cultural identity is revived with social cohesion and economic opportunities. Essential needs of practical valuation are taken into consideration with much emphasis on conciliation of heritage and modernity into an animated community area.

7.4 Chapter Summary

This chapter discusses the participatory approach in revitalizing the Former North Kowloon Magistracy, focusing on community involvement as a balance between the conservation of heritage and contemporary needs. Accordingly, a questionnaire was distributed to capture diverse views regarding what community members expected, wanted, or could suggest to transform the area into a usable and inclusive community space.

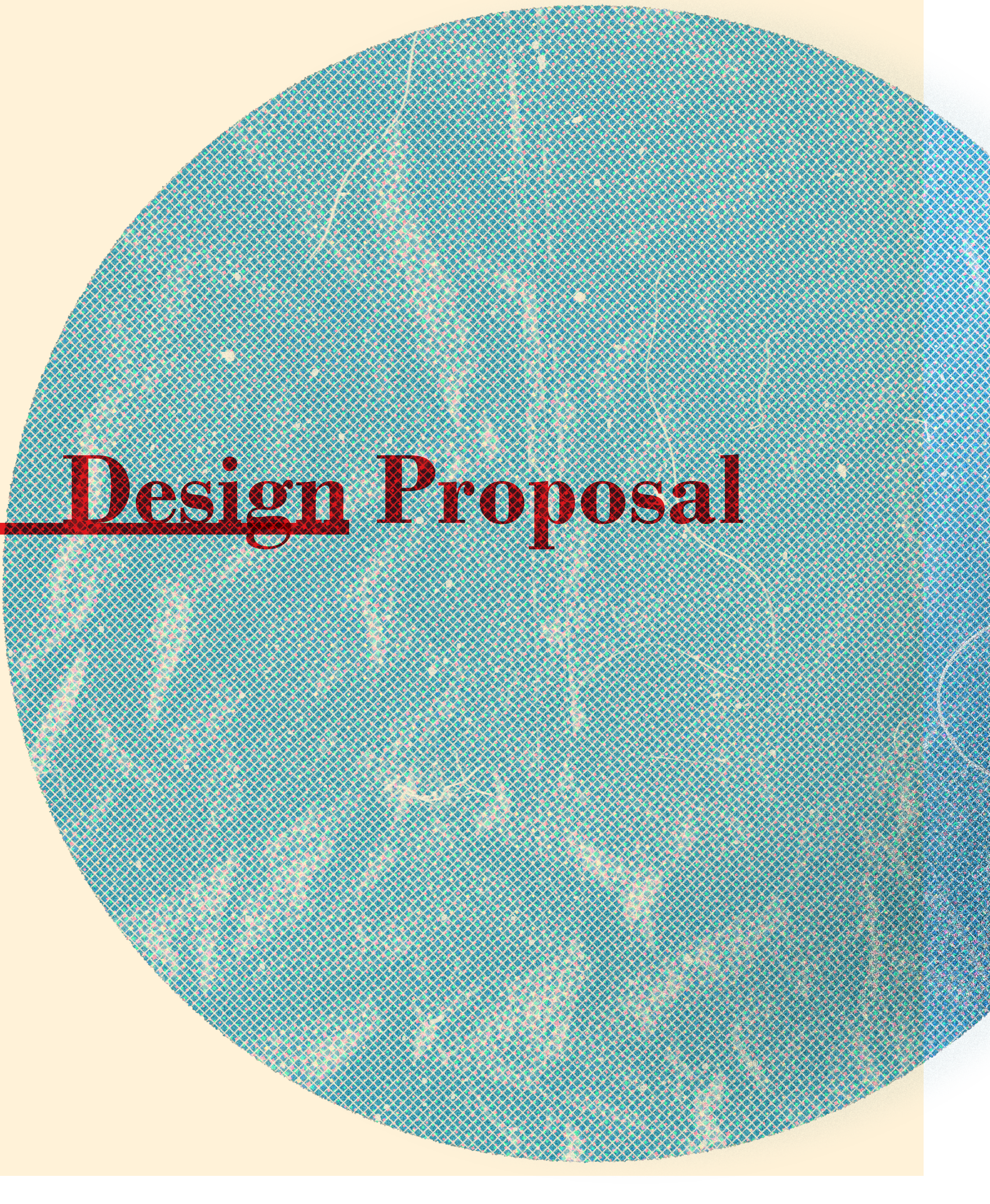
The demographic data from the survey would be characterized by a young and well-educated pool of respondents, reflecting interest in the urban heritage and its development. Respondents strongly supported cultural preservation and community engagement as primary objectives for the revitalization project, while the most valued features that could enhance functionality and visitor appeal include accessible facilities, exhibition rooms, and resting areas.

Key findings illustrated the vision of a dynamic community hub that is mixed with historical charm and modern amenities. Proposed features include art spaces, learning centers, and areas for social interaction. Additionally, other beneficiaries identified from the survey included local families, tenants of subdivided units, and solitary elderly living, as well as other community needs in family-friendly activities and economic opportunities for residents.

This chapter emphasizes the importance of collaborative urban development that advocates for sustainable strategies, preserving cultural heritage while addressing the needs of the contemporary community. By integrating the insights gathered through the survey, the revitalized Magistracy can emerge as a landmark that strengthens cultural identity, fosters social connections, and contributes to local economic vitality.

08

Design Proposal



8.1 Initial Design

After conducting a thorough architectural and historical examination of the North Kowloon Magistracy and incorporating significant community feedback acquired through questionnaires, a first design was developed to match project objectives while also addressing local requirements. This participative approach not only respected the Magistracy's cultural history, but also guaranteed that it met the different needs of the Sham Shui Po population.

The community comments highlighted a need for places dedicated to recreation, and social assistance that reflect the area's demographic variety, which includes families, the elderly, and low-income people. Respondents stressed the necessity of creating a design that honors local heritage while also providing practical tools for everyday usage. This supports the ideals of participatory design and adaptive reuse, which value community inclusion, cultural integrity, and sustainability.

The resulting design strikes a balance between historical preservation and modern utility. Key features include adjustable interior spaces with substantial architectural components, flexible-use areas for community events, and increased accessibility to promote diversity. The Magistracy, inspired by participatory frameworks, aims to create a vibrant hub that reflects its historic core while also fostering a strong sense of identification and belonging among its users.

This design responds to Sham Shui Po's social and cultural dynamics, blending community goals and historical preservation to create a space that honors its heritage and serves as a resource for the future.

Lower Ground Floor

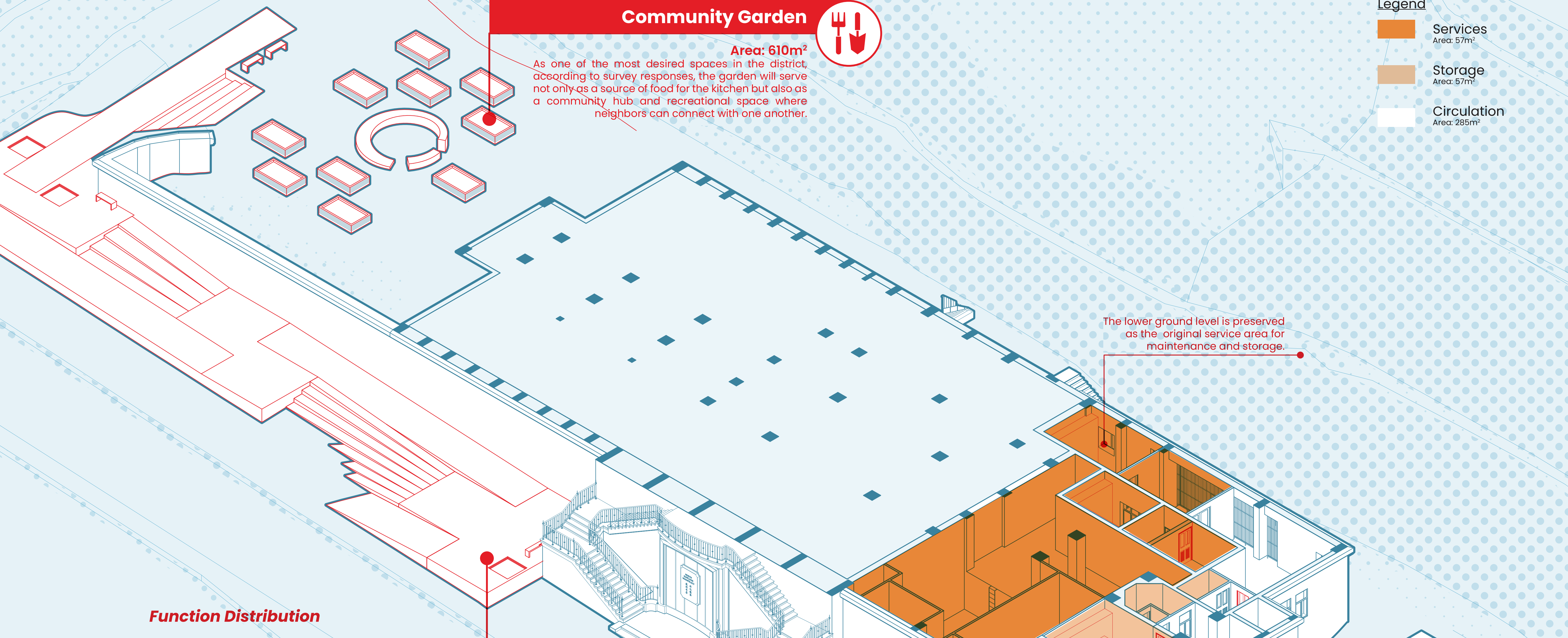
Floor Area: 359m²

Legend

🟧 Services
Area: 57m²

🟫 Storage
Area: 57m²

⬜ Circulation
Area: 285m²



Community Garden

Area: 610m²

As one of the most desired spaces in the district, according to survey responses, the garden will serve not only as a source of food for the kitchen but also as a community hub and recreational space where neighbors can connect with one another.

The lower ground level is preserved as the original service area for maintenance and storage.

Accessible Ramp

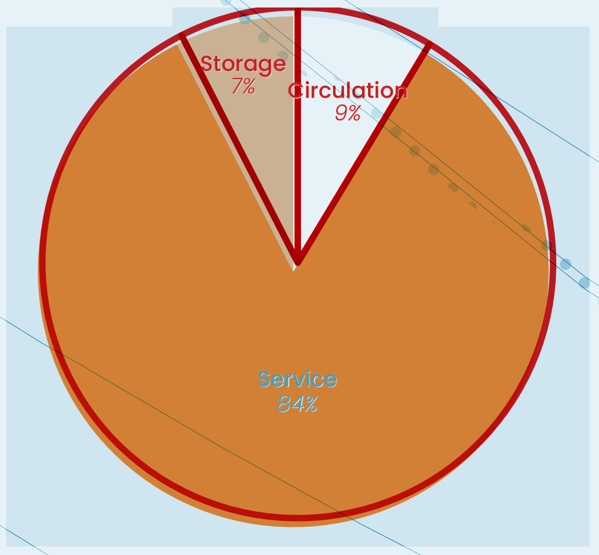
Area: 400m²

The original car ramp, with its steep 1:5 slope, was inaccessible to wheelchair users, the elderly, and those with mobility challenges. The new design features a gentle 1:20 slope for universal accessibility and includes resting areas, transforming it into a sloped park that also addresses the district's need for outdoor recreational spaces.

Car parks for the staffs & logistics.

Original 1:5 slope for the cars.

Function Distribution

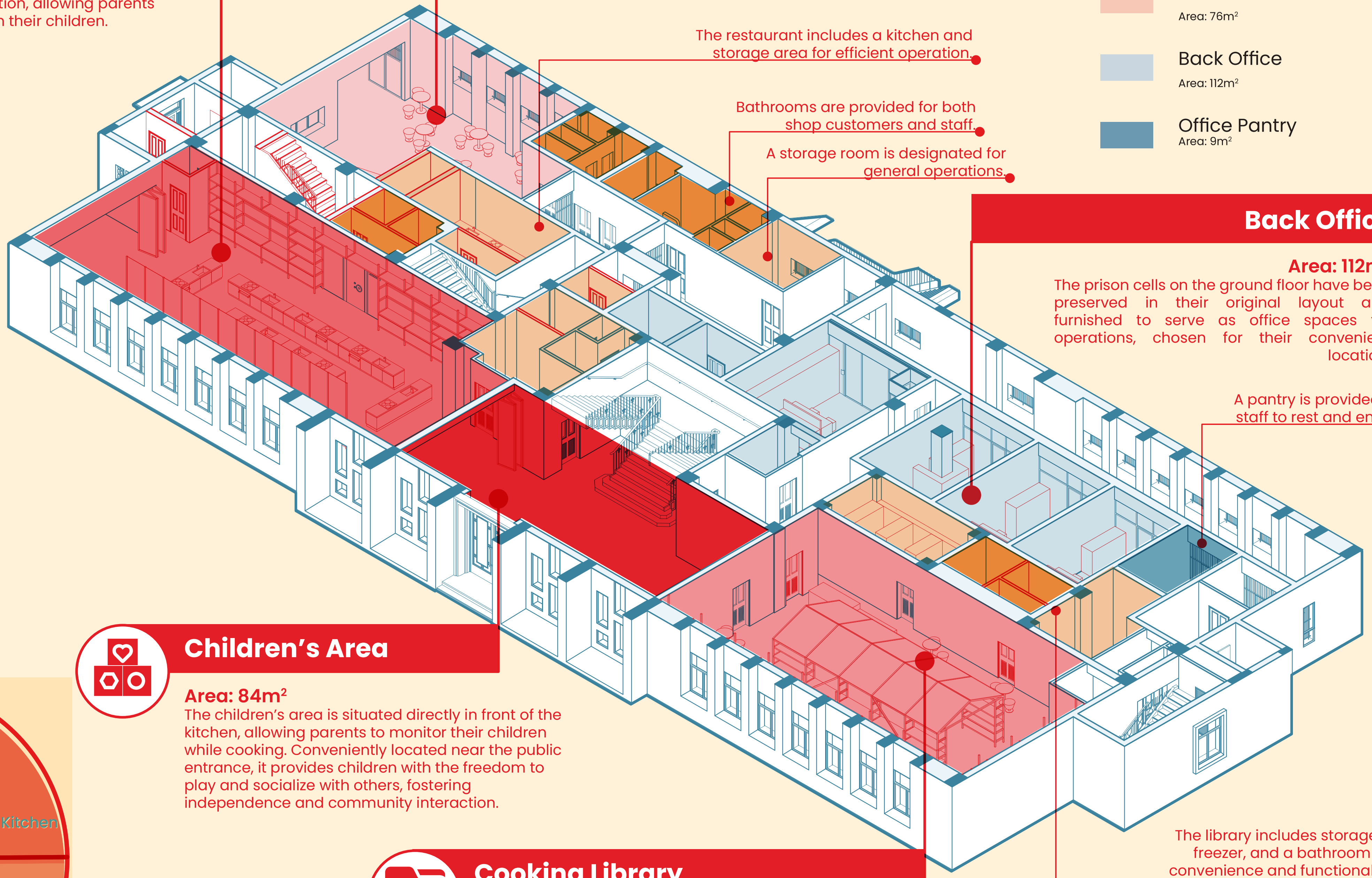


Ground Floor

Floor Area: 1015m^2

Legend

🟥	Children's Area Area: 84m²	🟧	Services Area: 57m²
🟥	Community Kitchen Area: 161m²	🟫	Storage Area: 57m²
🟥	Cooking Library Area: 144m²	⬜	Circulation Area: 285m²
🟥	Dessert Restaurant Area: 76m²		
🟦	Back Office Area: 112m²		
🟦	Office Pantry Area: 9m²		



Community Kitchen

Area: 161m²
The kitchen is connected to the garden and children's area with a foldable glass partition, allowing parents to cook while keeping an eye on their children.

Dessert Restaurant

Area: 76m²
A dessert restaurant connected to the garden aims to attract visitors while generating income and creating job opportunities.

The restaurant includes a kitchen and storage area for efficient operation.

Bathrooms are provided for both shop customers and staff.

A storage room is designated for general operations.

Back Office

Area: 112m²
The prison cells on the ground floor have been preserved in their original layout and furnished to serve as office spaces for operations, chosen for their convenient location.

A pantry is provided for office staff to rest and enjoy coffee.

Children's Area

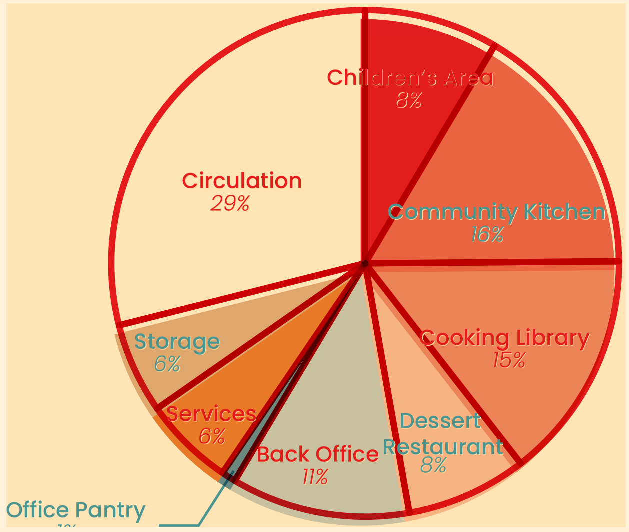
Area: 84m²
The children's area is situated directly in front of the kitchen, allowing parents to monitor their children while cooking. Conveniently located near the public entrance, it provides children with the freedom to play and socialize with others, fostering independence and community interaction.

Cooking Library

Area: 144m²
The cooking library is strategically located near the main entrance, ensuring easy access for residents in the area. This placement encourages cultural exchange and responds directly to survey feedback, where respondents emphasized the lack of sufficient cultural spaces in the community.

The library includes storage, a freezer, and a bathroom for convenience and functionality.

Function Distribution

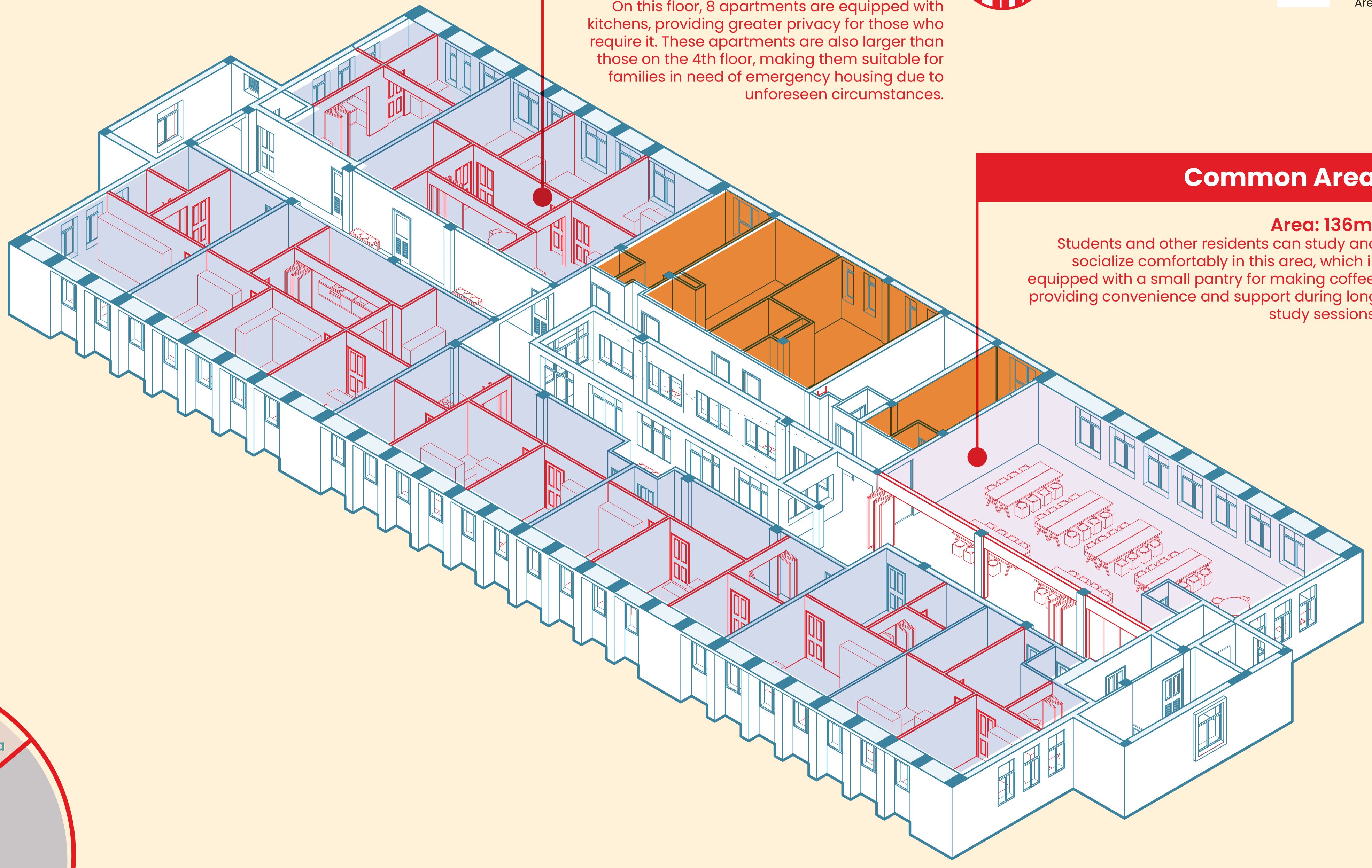


Fifth Floor

Floor Area: 978m²

Legend

- Common Area
  Area: 136m²
- Apartment with Kitchen
  Area: 485m²
- Services
  Area: 92m²
- Circulation
  Area: 255m²



Apartment with Kitchen

Area: ~45 – ~89m² Each

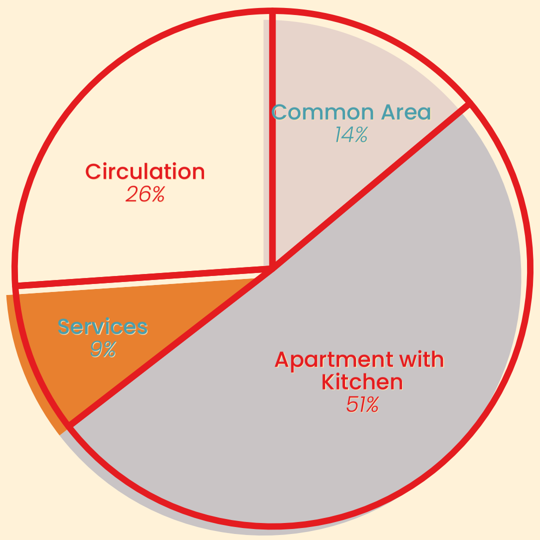
On this floor, 8 apartments are equipped with kitchens, providing greater privacy for those who require it. These apartments are also larger than those on the 4th floor, making them suitable for families in need of emergency housing due to unforeseen circumstances.

Common Area

Area: 136m²

Students and other residents can study and socialize comfortably in this area, which is equipped with a small pantry for making coffee, providing convenience and support during long study sessions.

Function Distribution

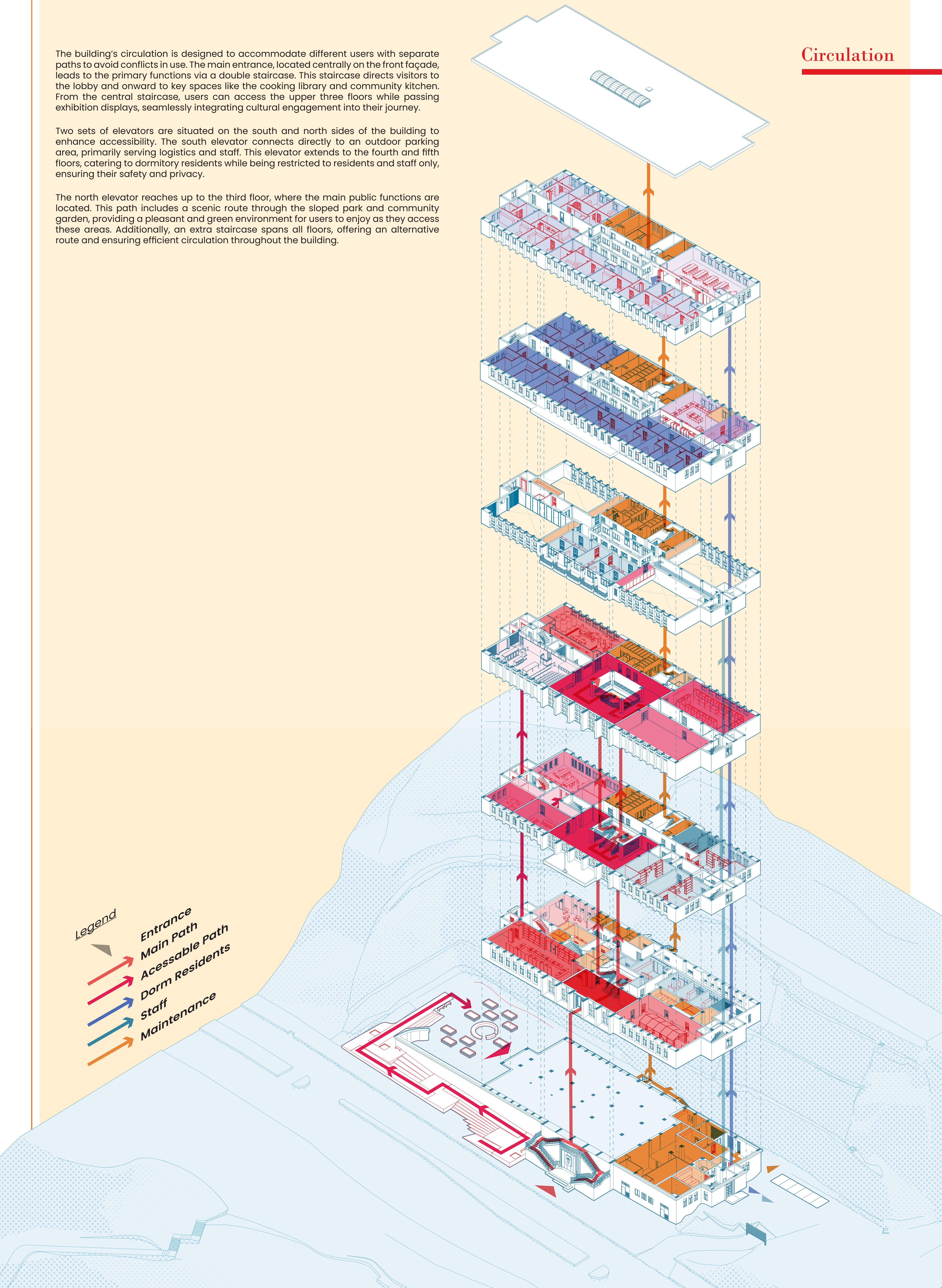


Circulation

The building's circulation is designed to accommodate different users with separate paths to avoid conflicts in use. The main entrance, located centrally on the front façade, leads to the primary functions via a double staircase. This staircase directs visitors to the lobby and onward to key spaces like the cooking library and community kitchen. From the central staircase, users can access the upper three floors while passing exhibition displays, seamlessly integrating cultural engagement into their journey.

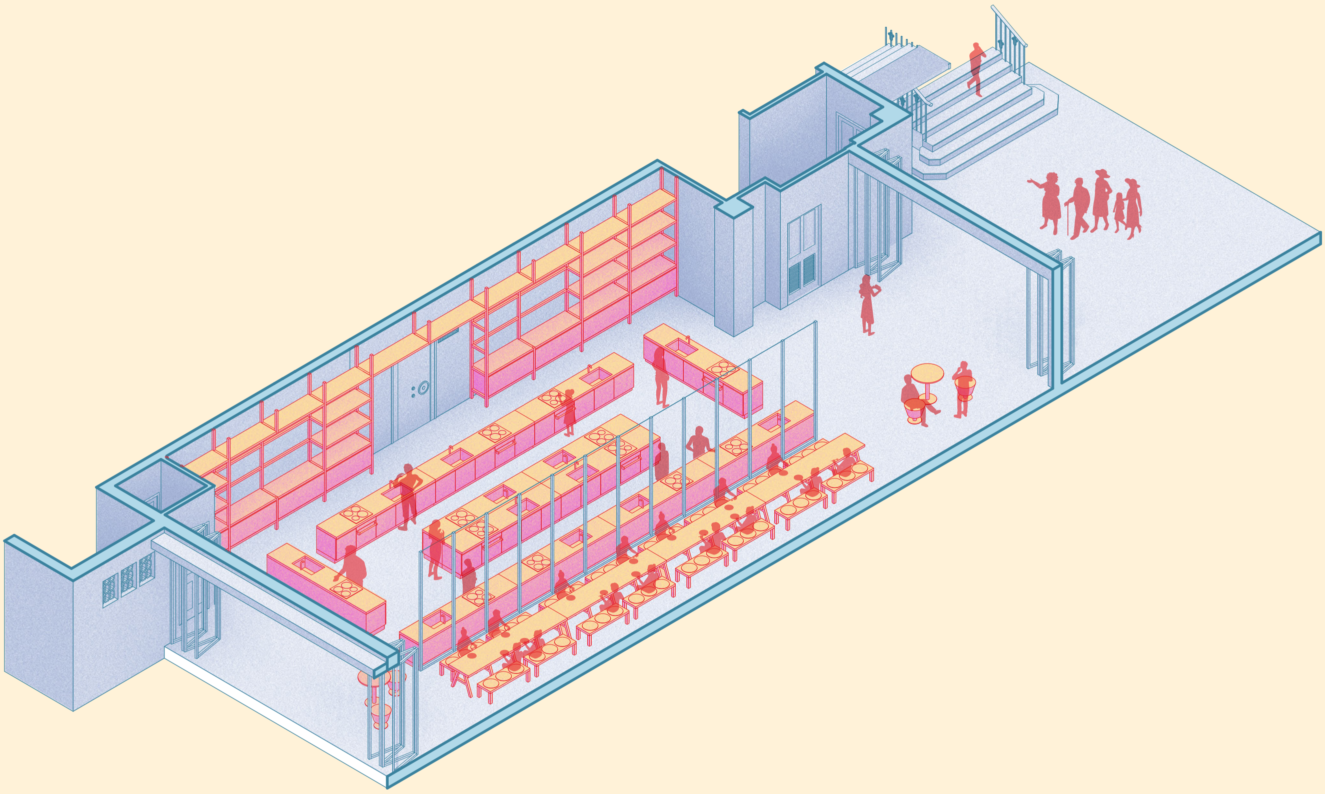
Two sets of elevators are situated on the south and north sides of the building to enhance accessibility. The south elevator connects directly to an outdoor parking area, primarily serving logistics and staff. This elevator extends to the fourth and fifth floors, catering to dormitory residents while being restricted to residents and staff only, ensuring their safety and privacy.

The north elevator reaches up to the third floor, where the main public functions are located. This path includes a scenic route through the sloped park and community garden, providing a pleasant and green environment for users to enjoy as they access these areas. Additionally, an extra staircase spans all floors, offering an alternative route and ensuring efficient circulation throughout the building.



Main Functions

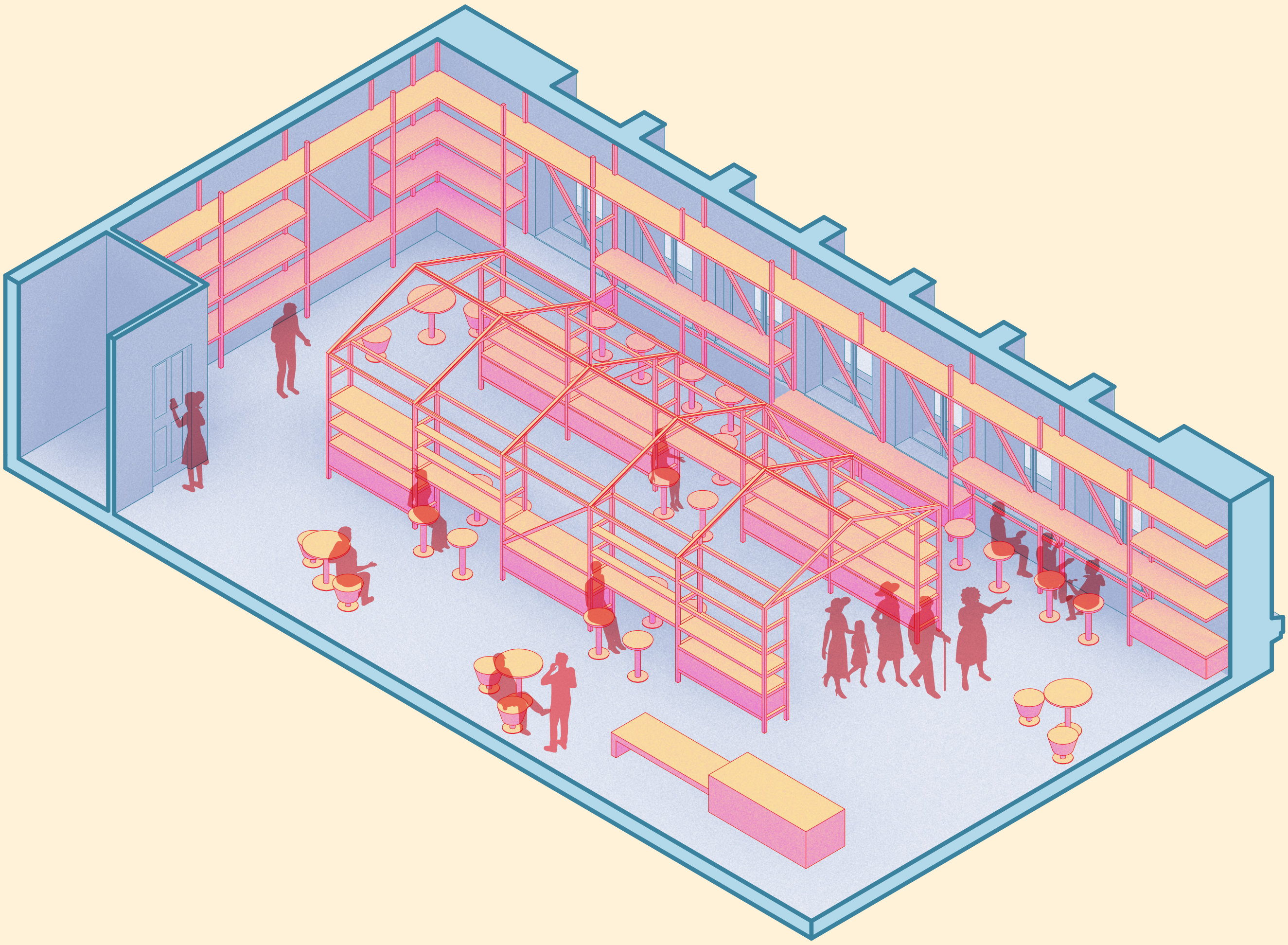
Community Kitchen



A large community kitchen has been established to address the challenges posed by the small apartments and subdivided units prevalent in the district, where inadequate kitchen space often creates unsafe conditions. Survey results show strong community support for such a facility, as many residents lack sufficient kitchen space in their homes. The community kitchen provides a safe and accessible environment for those without functional kitchens, enabling them to prepare healthy meals for themselves and their families while reducing food costs.

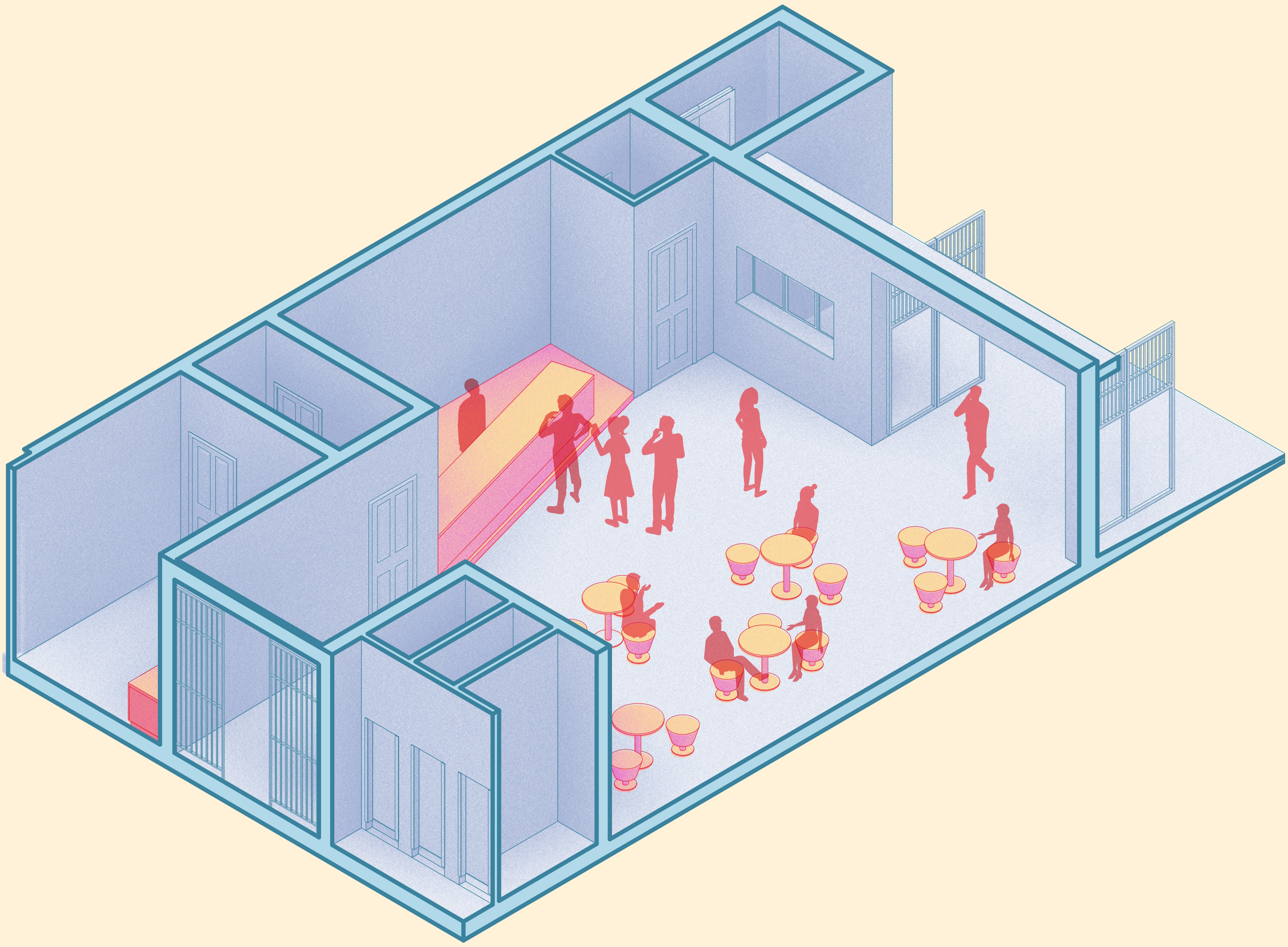
The kitchen also serves as a social hub, featuring a large communal table where neighbors can share meals and build connections, fostering a stronger sense of community. It creates opportunities for cooking enthusiasts to share their passion for food and collaborate with others. During off-peak hours, NGOs such as Food Angel can utilize the space to prepare food packs for individuals in need of assistance. Additionally, the kitchen promotes sustainability by collecting food scraps for composting, which can be used in the community garden, integrating urban farming with communal cooking.

Cooking Library



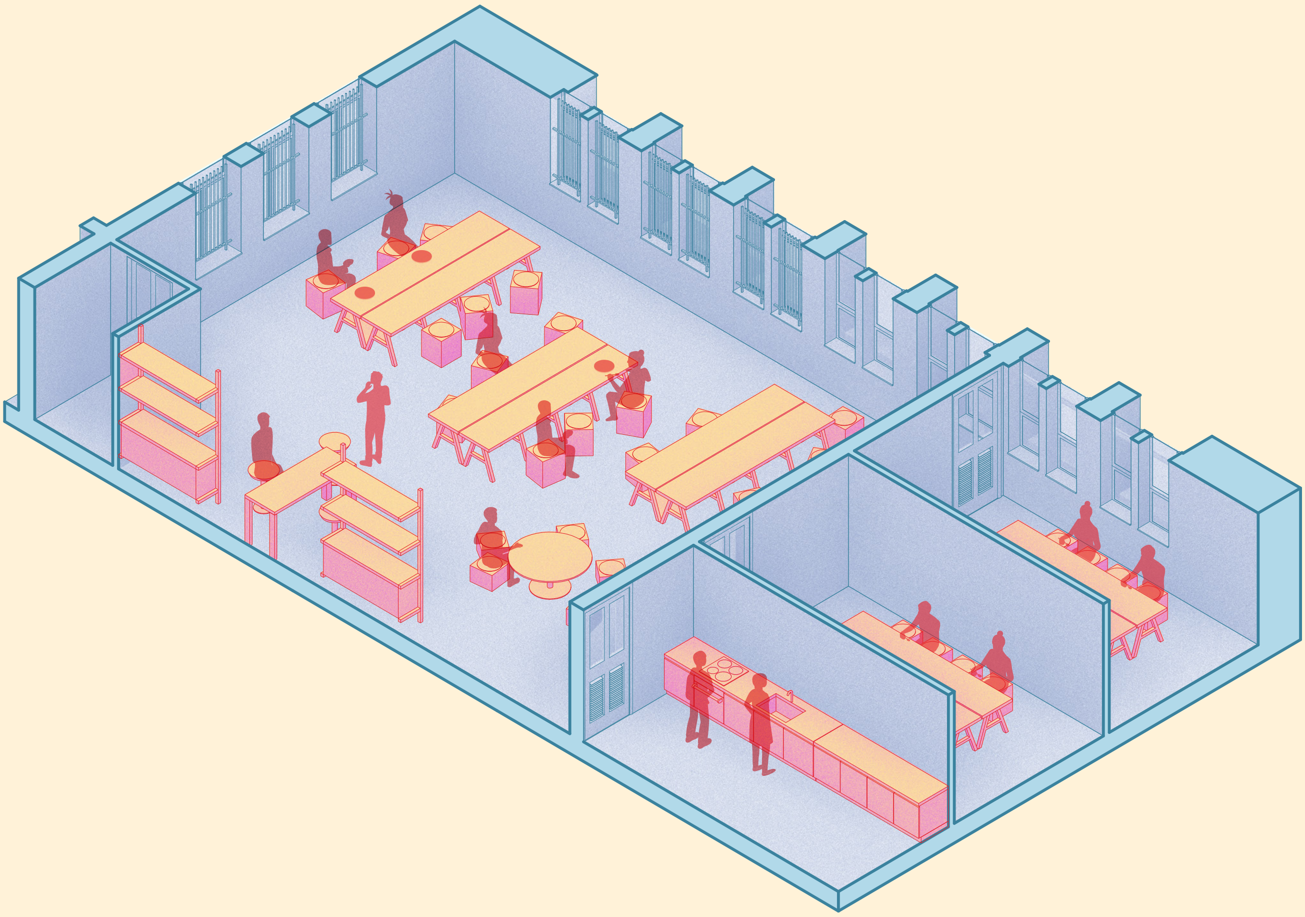
A cooking library is designed for people seeking recipes and culinary inspiration. It provides seating areas where visitors can read, take notes, and explore ideas for creating new dishes. The library encourages the exploration of diverse cultures and promotes creativity through food. Complementing the community kitchen, it offers a lending system for cooking utensils such as pans and pots, as well as rare spices and herbs that are not commonly used in everyday cooking. This approach fosters a sharing economy, reduces waste, and helps address inequalities within the community by making culinary resources accessible to everyone.

Dessert Restaurants



In Hong Kong, it is typial to enjoy dessert soup after a meal. A dessert restaurant at the Magistracy can serve kitchen users by providing a place to complete their dining experience while also generating business and job opportunities. Additionally, it could collaborate with the brewery to create a unique menu, attracting nearby residents and fostering the Magistracy as a vibrant community hub for the neighborhood.

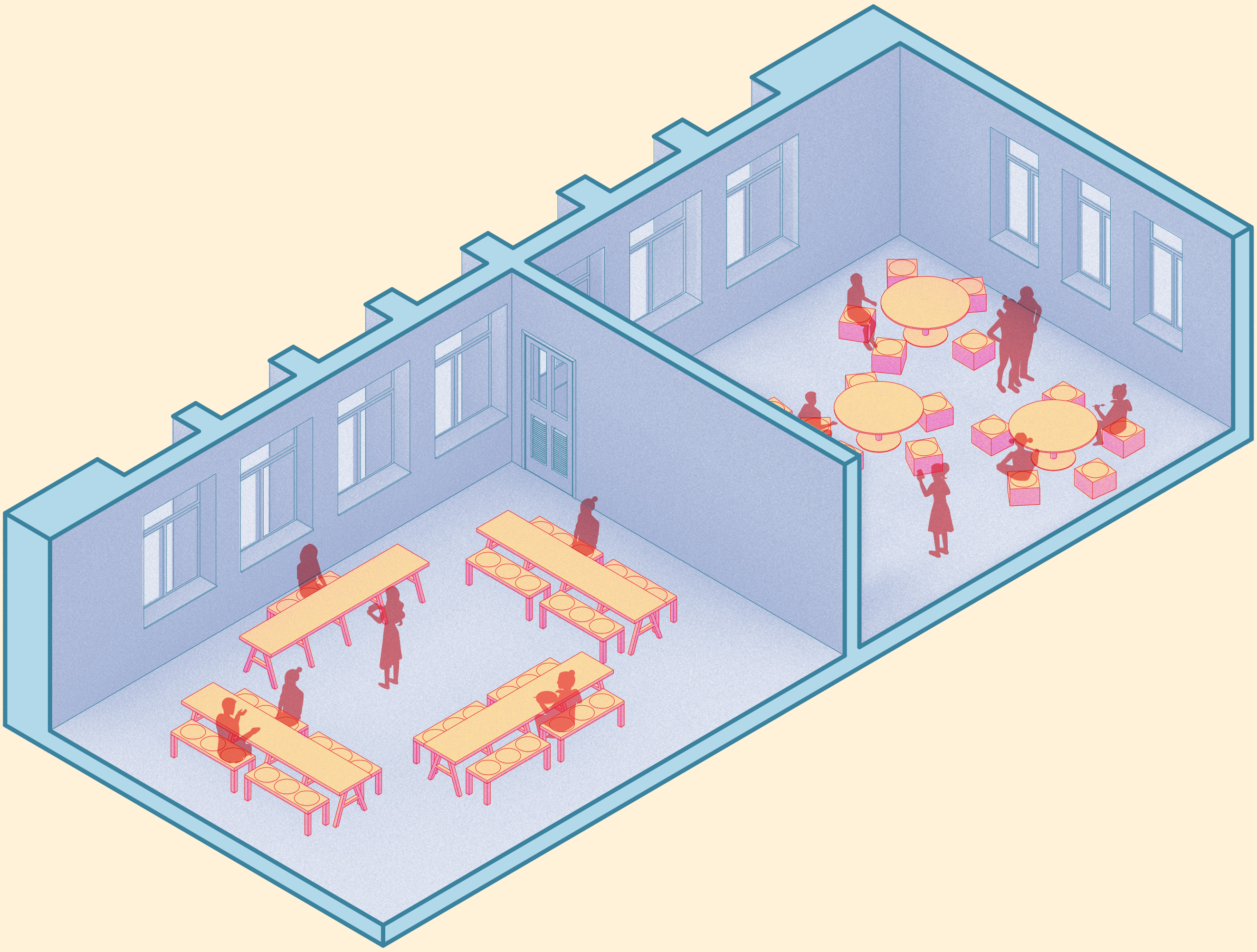
Co-Working Space



Sham Shui Po has become a popular location for startups due to the relatively affordable rent in its factory buildings. To support micro-enterprises, a co-working space has been introduced to provide a professional environment for community members to launch their businesses. This shared space fosters connections among local small businesses, creating a broader network for exchanging ideas and generating opportunities.

The co-working space includes meeting rooms, offering startups an official setting to present to clients and conduct formal meetings with partners. By supporting entrepreneurship and collaboration, this initiative aims to strengthen the local business ecosystem and contribute to the economic vitality of the ar

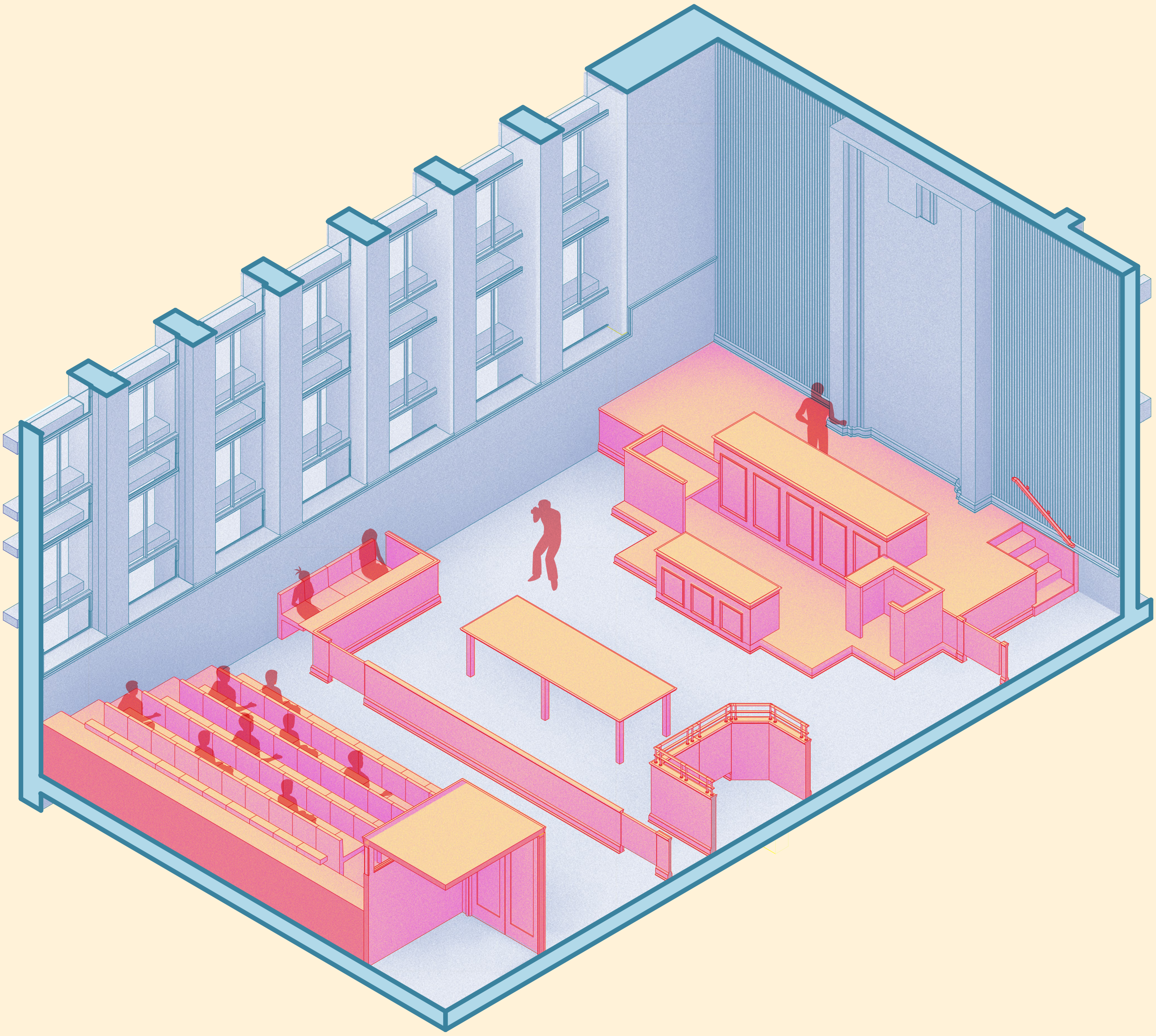
Activity Rooms



The activity rooms serve as highly adaptable spaces intended for community use, designed to both enhance the educational value of the building and promote awareness of the Magistracy's significance within the community. These versatile rooms can be reconfigured to suit a variety of purposes, ranging from food-related workshops, such as beer-tasting sessions or children's cooking classes, to skill-building activities that encourage creativity and learning across all age groups.

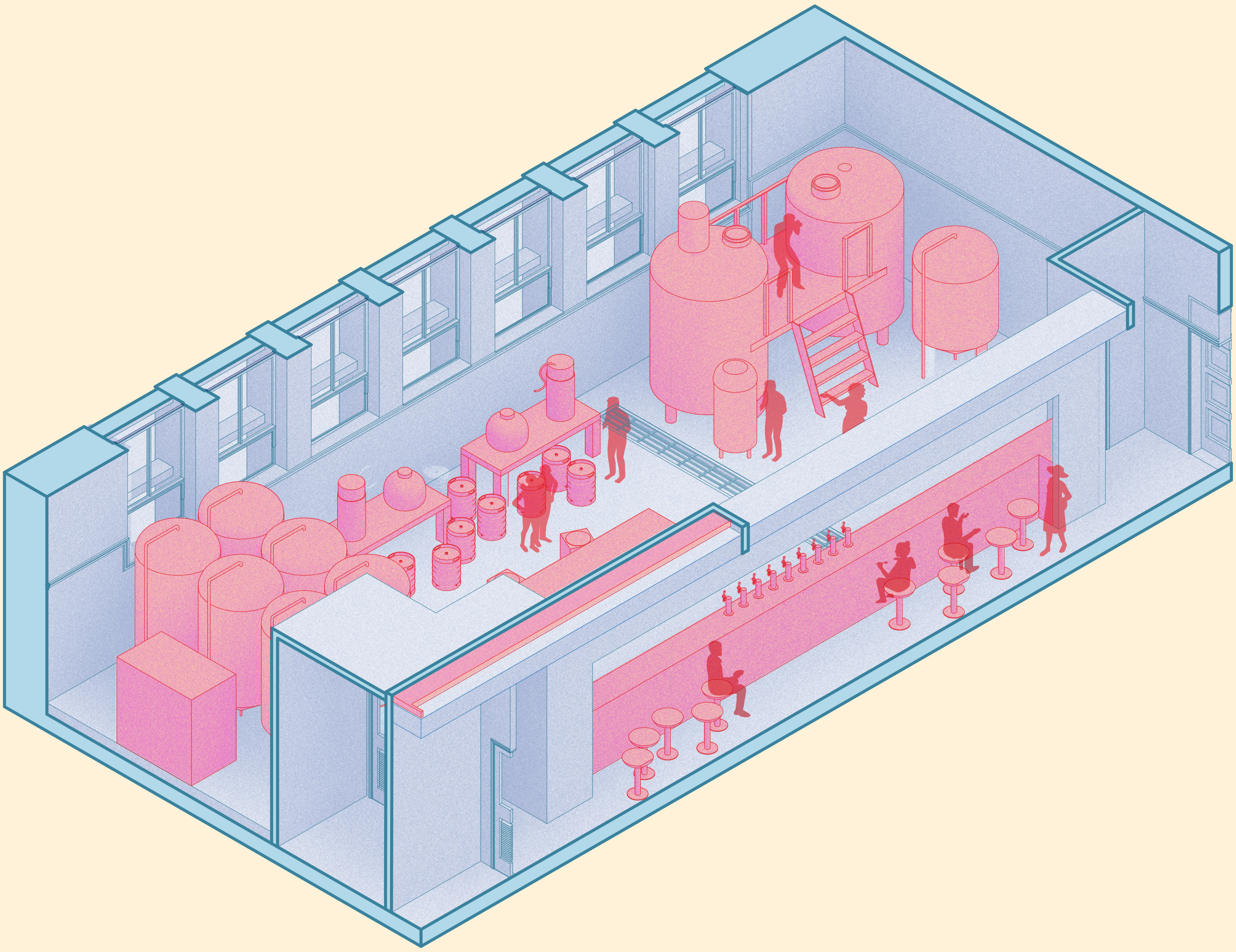
Beyond their educational function, the rooms provide a space for community meetings, cultural exchanges, and other neighborhood-focused activities, fostering social connections and collaboration among residents. By offering such multifunctional spaces, the Magistracy not only supports individual and group learning but also strengthens its role as a community hub that bridges historical heritage with contemporary community needs. These rooms symbolize the adaptive reuse of the building, integrating its historical significance with practical modern-day applications to benefit the local population.

Original Courtroom



One of the courtrooms, preserved during the 2010 reuse, serves as a testament to the Magistracy's historical significance and original function. Retaining its original layout, including the stepped platform and seating, the space offers a glimpse into the building's past as a center of law and justice. This preservation not only honors the architectural and cultural heritage of the site but also creates a functional venue for modern use, such as hosting seminars, talks, and educational events. By blending historical preservation with contemporary applications, the space provides visitors with a tangible connection to the history of the Magistracy while serving the community's evolving needs.

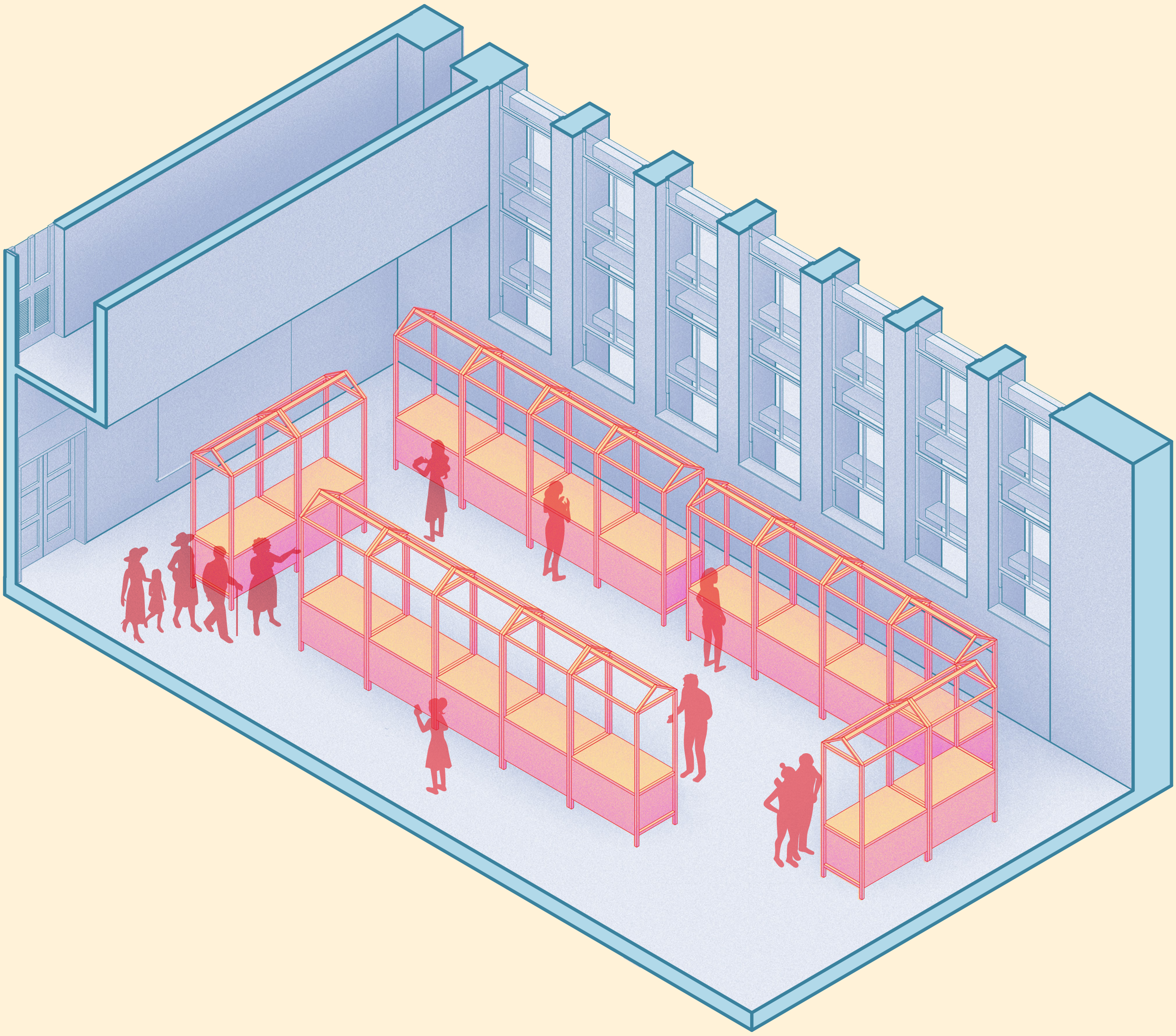
Brewery



A small brewery is established in the former courtroom, taking advantage of the double-height space to house the necessary brewing equipment. The brewery includes a beer bar where visitors can unwind with a drink after work, making it a social hub that blends relaxation with craftsmanship. Additionally, it offers smaller-scale equipment for individuals interested in experimenting with brewing, providing an opportunity for hands-on learning and creative expression.

By producing its own beer, the brewery fosters a sense of pride and ownership within the community, showcasing the potential of local craftsmanship. As the residents feel more connected to the space, transforming it into more than just a venue but a symbol of community collaboration and cultural identity.

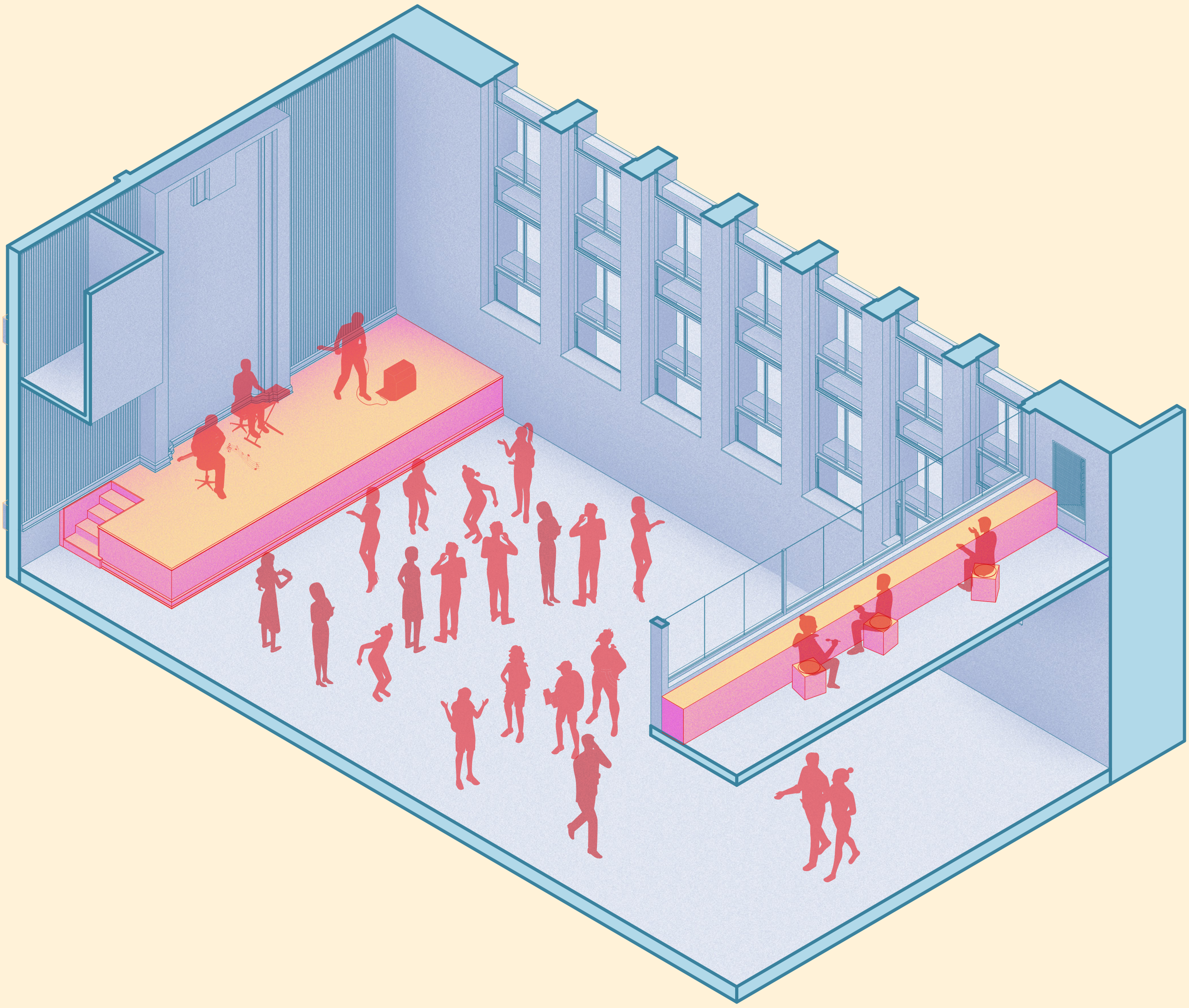
Big Activity Room



The large activity space is designed to accommodate significant community events, providing a versatile venue for various gatherings. It is particularly suited for hosting second-hand markets, a highly sought-after activity according to survey results, reflecting the area's well-known reputation for flea markets. This space offers an opportunity to continue and expand on this cultural tradition, drawing both locals and visitors while supporting sustainable practices through reuse and exchange.

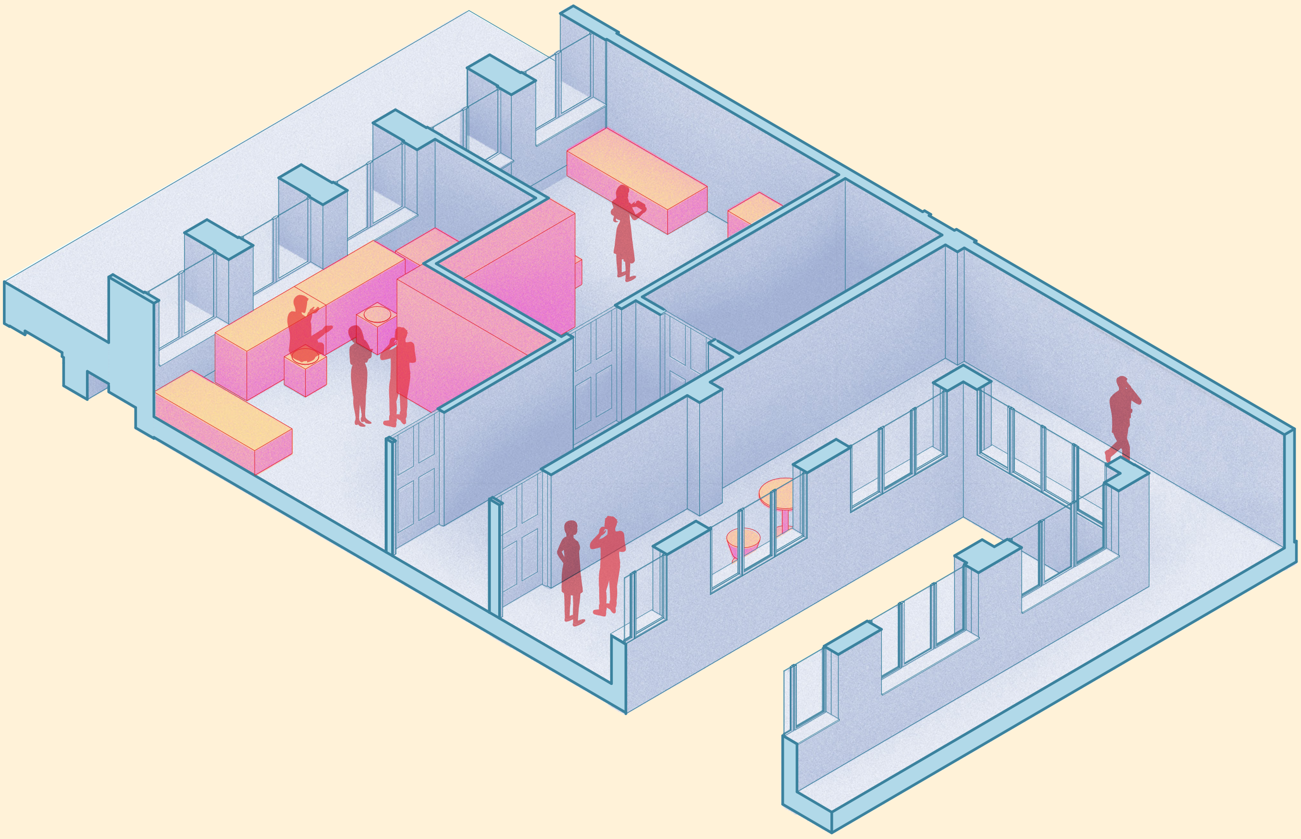
In addition to markets, the space can host other large-scale community events, such as movie screenings, cultural performances, or festivals. These activities promote social interaction and create opportunities for residents to come together, strengthening community bonds.

Live Music Venue



As highlighted in the survey, respondents expressed a desire for more cultural and art spaces in the district. The live music venue utilizes the existing courtroom platform as a stage, providing an opportunity for local artists to showcase their talents and creations. The double-height courtroom is ideal for accommodating professional lighting and audio setups, while the old maintenance room above serves as a perfect location for the control panel, enhancing the functionality of the venue. This space fosters cultural engagement and supports the local arts community.

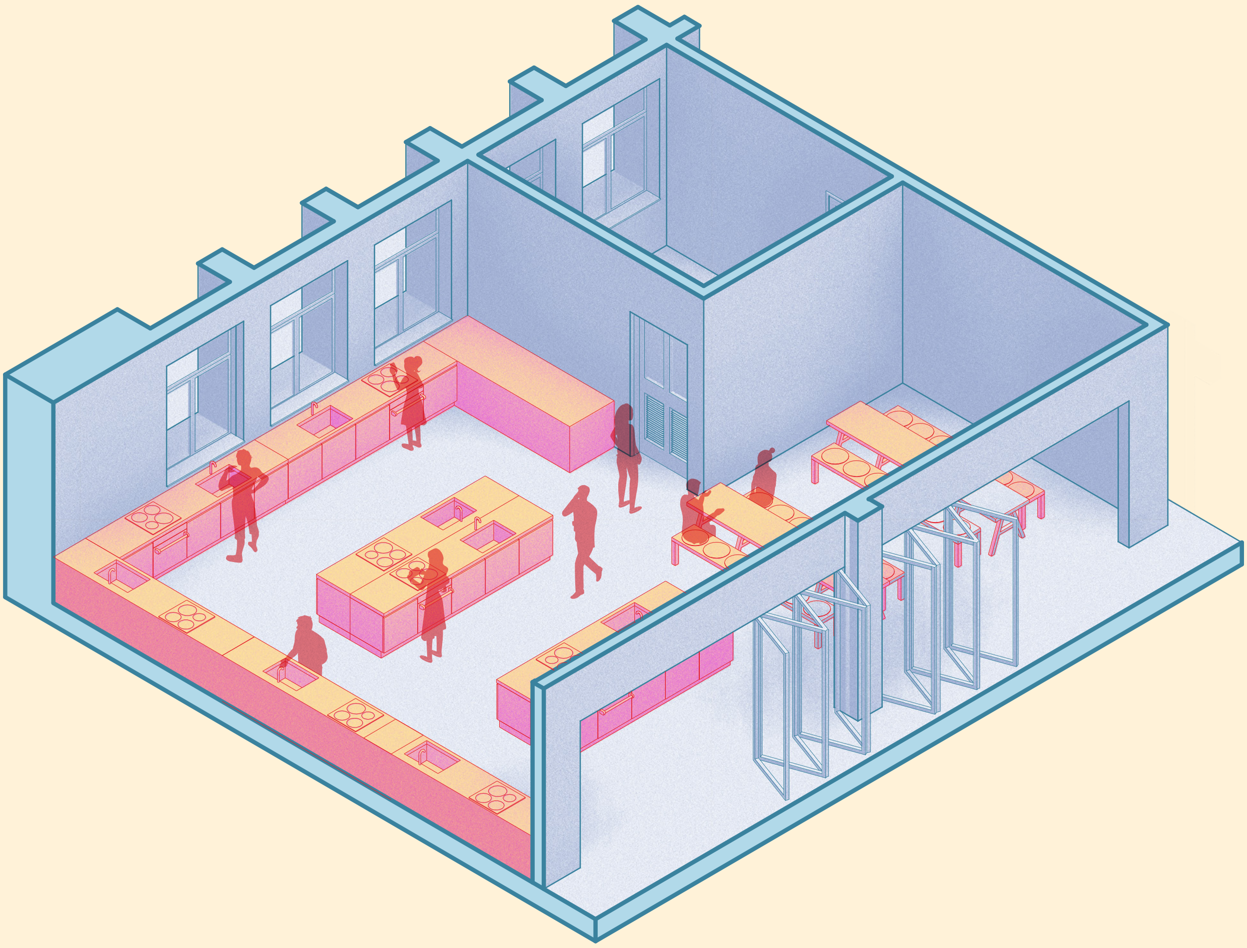
Apartments without Kitchen



With two universities located within 5 kilometers, the dormitory is ideally positioned to accommodate students who live far from campus or international students in need of convenient housing. The apartments feature two bedrooms, a shared living room, and a bathroom, providing a comfortable and functional living arrangement. Residents can also utilize the communal kitchen, fostering opportunities to cook and connect with others, creating a shared sense of belonging.

The dormitory offers an affordable housing option with comparatively better living conditions, ensuring a practical and welcoming solution for students. Beyond housing, it cultivates a strong sense of community, enabling students to form connections, build relationships, and share experiences. This supportive environment helps residents adapt to a new city, easing their transition and enriching their academic and personal lives.

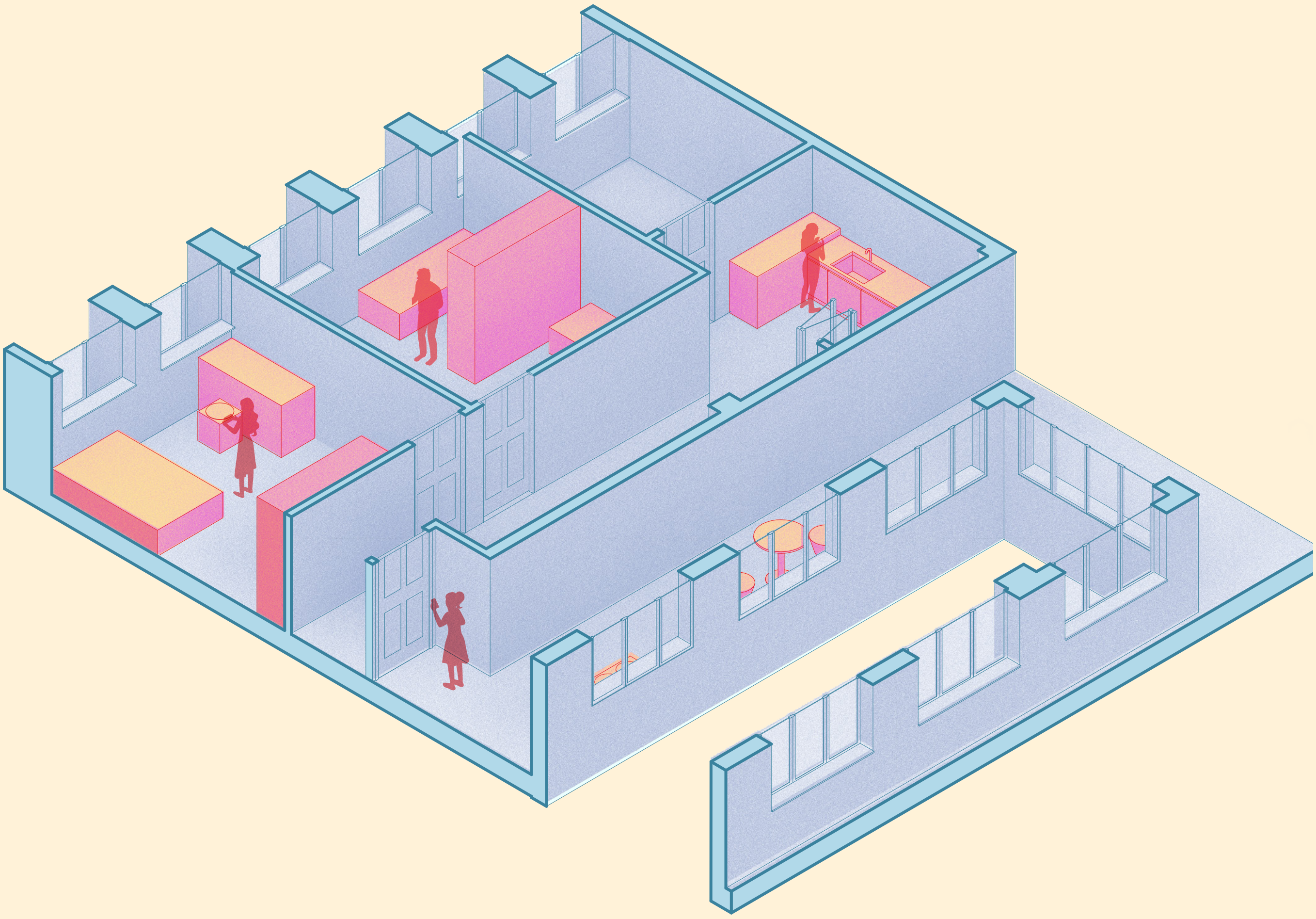
Communal Kitchen



A communal kitchen is provided for residents, particularly those without kitchen facilities in their apartments, promoting cultural diversity and respect for different lifestyles. This space not only enables residents to prepare their meals but also serves as a hub for cultural exchange, where individuals can share recipes, cooking techniques, and traditions, fostering mutual understanding and appreciation among neighbors.

The kitchen is complemented by a welcoming dining area, designed to encourage social interaction and build community bonds. Residents can gather to enjoy meals together, engage in meaningful conversations, and create connections that extend beyond the shared space.

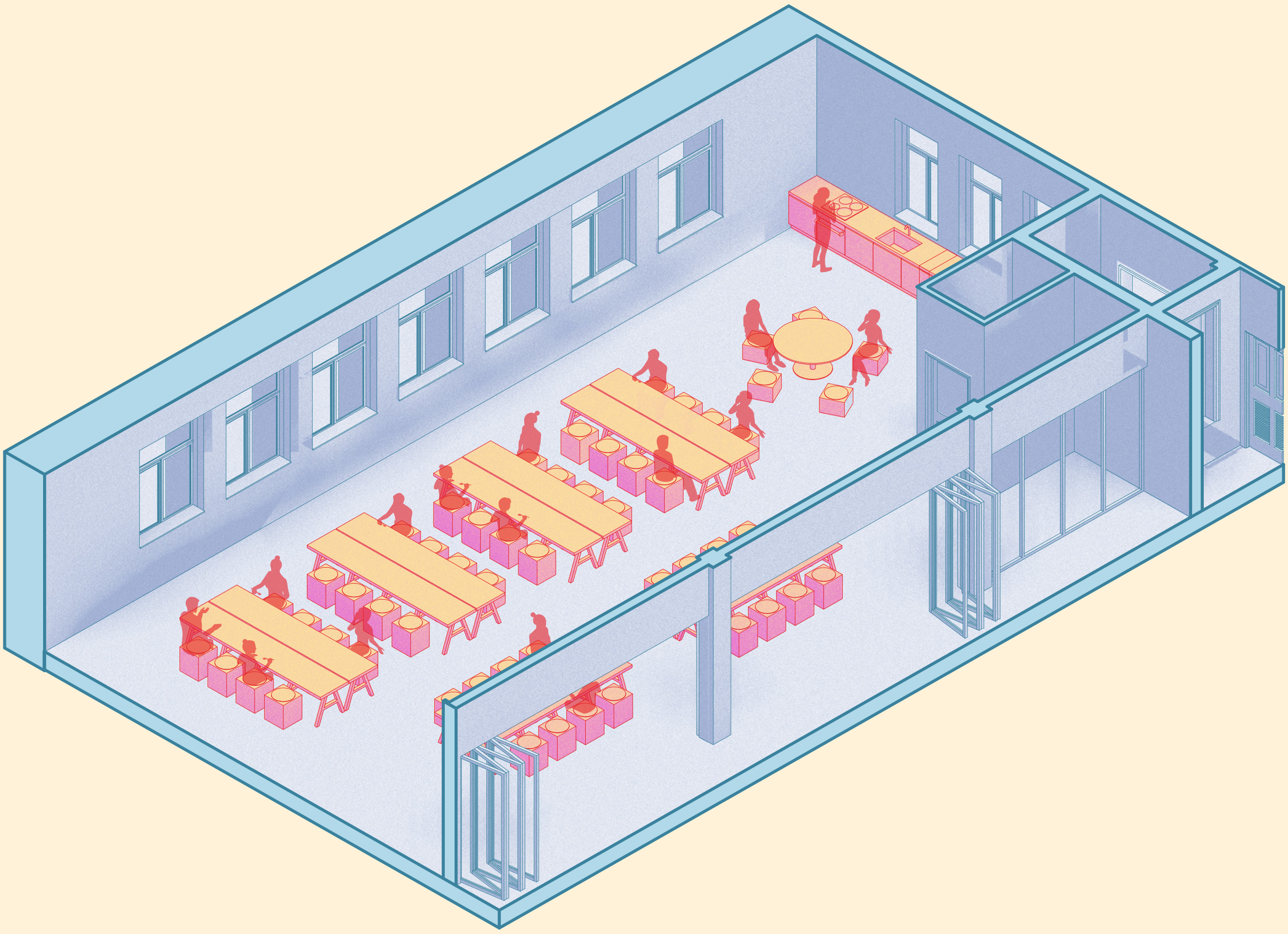
Apartment with Kitchen



The district is undergoing an ongoing urban renewal project, where many buildings are being rebuilt. This process often places the original tenants in a vulnerable position, as they may not receive adequate compensation and face challenges in finding housing at comparable prices.

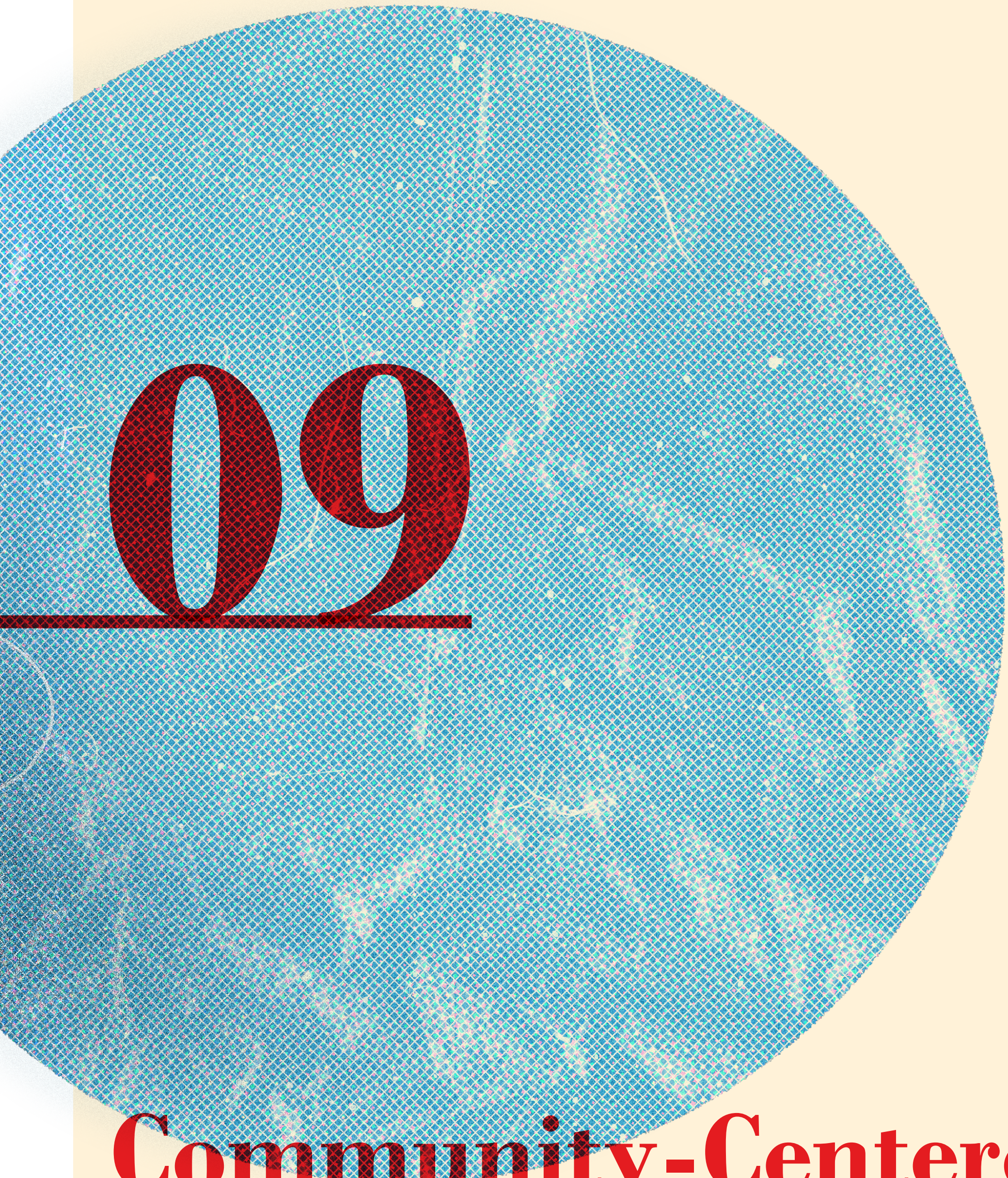
To address this, the apartments on this floor are equipped with private kitchens, providing greater privacy and independence for those who need it. These units are larger than the 4th-floor apartments, making them particularly suitable for families in need of emergency housing due to unforeseen circumstances. By offering a secure and accommodating space, these apartments serve as a safety net for residents displaced by urban renewal or other housing challenges, helping to mitigate the risks and pressures they face.

Common Area



Students and other residents can study and socialize comfortably in this area, which is thoughtfully designed to support both individual focus and group interaction. Equipped with a small pantry for making coffee or light refreshments, it provides convenience and a welcoming atmosphere, making it an ideal space for extended study sessions or casual gatherings.

This area encourages residents to connect and communicate with one another, creating opportunities to share ideas, collaborate, and build relationships. By fostering a sense of belonging and community. The integration of such a communal area helps bridge the gap between diverse residents, strengthening the bonds within the community and promoting a shared sense of purpose and connection.



09

Community-Centered Design and Management

9.1 Participatory Design

Adaptive reuse has gradually evolved from the site-centered approaches of the preservation methodology to models that highlight sustainability and stakeholder inclusivity[1]. Participatory design is one such methodology that integrates several stakeholder perspectives in an attempt to balance the conservation of historical integrity against contemporary functional demands. This approach involves collaborative decision-making processes in which stakeholders-architects, urban planners, and local communities-become active participants in shaping adaptive reuse projects.

Following questionnaires to find out about the needs from the respondents, a preliminary design was made. The community should now be involved in design development for deeper reflection and active involvement in making sure the project meets their needs and aspirations. The spirit of participatory design is further captured within the frameworks of conventions such as the Faro Convention[2], which call for active participation of heritage communities in safeguarding the values of culture toward advanced sustainable practices. This method keeps the technical expertise and priorities of the community aligned to ensure that interventions into heritage are culturally and socially relevant[3].

Participatory design promotes social cohesion, secures the project within local identity, and fosters long-term sustainability. It focuses on community narratives in heritage projects to make sure that the proposals bring forth shared ownership and responsibility within communities[4]. Besides that, participatory evaluation frameworks introduce new tools for embedding varied stakeholder goals into adaptive reuse planning[5]. Techniques that have proved critical in the management of heritage project complexities involve iterative feedback loops and real-time stakeholder feedback. Models such as the sustained participative design model remind one that continuous learning and adaptation are going to be necessary, so that emerging challenges and opportunities can be addressed and adaptive reuse remains relevant and successfu[6].

Participatory design in the adaptive reuse of historical buildings exemplifies a holistic approach to heritage management, blending conservation with contemporary functionality. This methodology not only enhances the socio-cultural and economic value of heritage sites but also fosters inclusive urban development.

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[1] Bie Plevoets, and Koenraad Van Cleempoel. 2011. *Adaptive Reuse as a Strategy Towards Conservation of Cultural Heritage.* PHL University College & Hasselt University,Belgium p.28-29

[2] Antonia Gravagnuolo, Serena Micheletti, and Martina Bosone. 2021. “A Participatory Approach for “Circular” Adaptive Reuse of Cultural Heritage. Building a Heritage Community in Salerno, Italy.” *Sustainability* 13, no. 9: 4812. https://doi.org/10.3390/su13094812. p.4

[3] Simonsen, J., & Hertzum, M. 2012. Sustained Participatory Design: Extending the Iterative Approach. p. 10-11

[4] Forbes, N., & Colella, S. 2019. Embedding Engagement: Participatory Approaches to Cultural Heritage. p.72-74

[5] Gravagnuolo, A., et al. 2024. Multi-Criteria Decision Analysis for Adaptive Reuse in Salerno , p. 107–110.

[6] Sustained Participatory Design: Extending the Iterative Approach, p11

9.1.1 Engaging the Community in Design Development

Community engagement is critical to adaptive reuse projects, to ensure the outcome of a project is to incorporate the needs and values of local stakeholders by engendering shared ownership and responsibility is fundamental[7]. Participatory design processes offer a venue for collaboration in which community members take active roles in prioritizing needs, shaping solutions, and evaluating outcomes[8]. By incorporating these strategies, community engagement can be deepened to ensure that the adaptive reuse project meets functional and aesthetic goals and fosters a strong connection of the space to its users[9] [10].

The following pages will outline strategies for engaging the community in collaboratively shaping their ideas into the project. The goals of these steps aim to achieve the following outcomes:

01) Align the final design with the community's priorities and the project's sustainability goals.

02) Foster a strong sense of ownership and responsibility among community members.

03) Ensure the design process is adaptive, inclusive, and resonates culturally.

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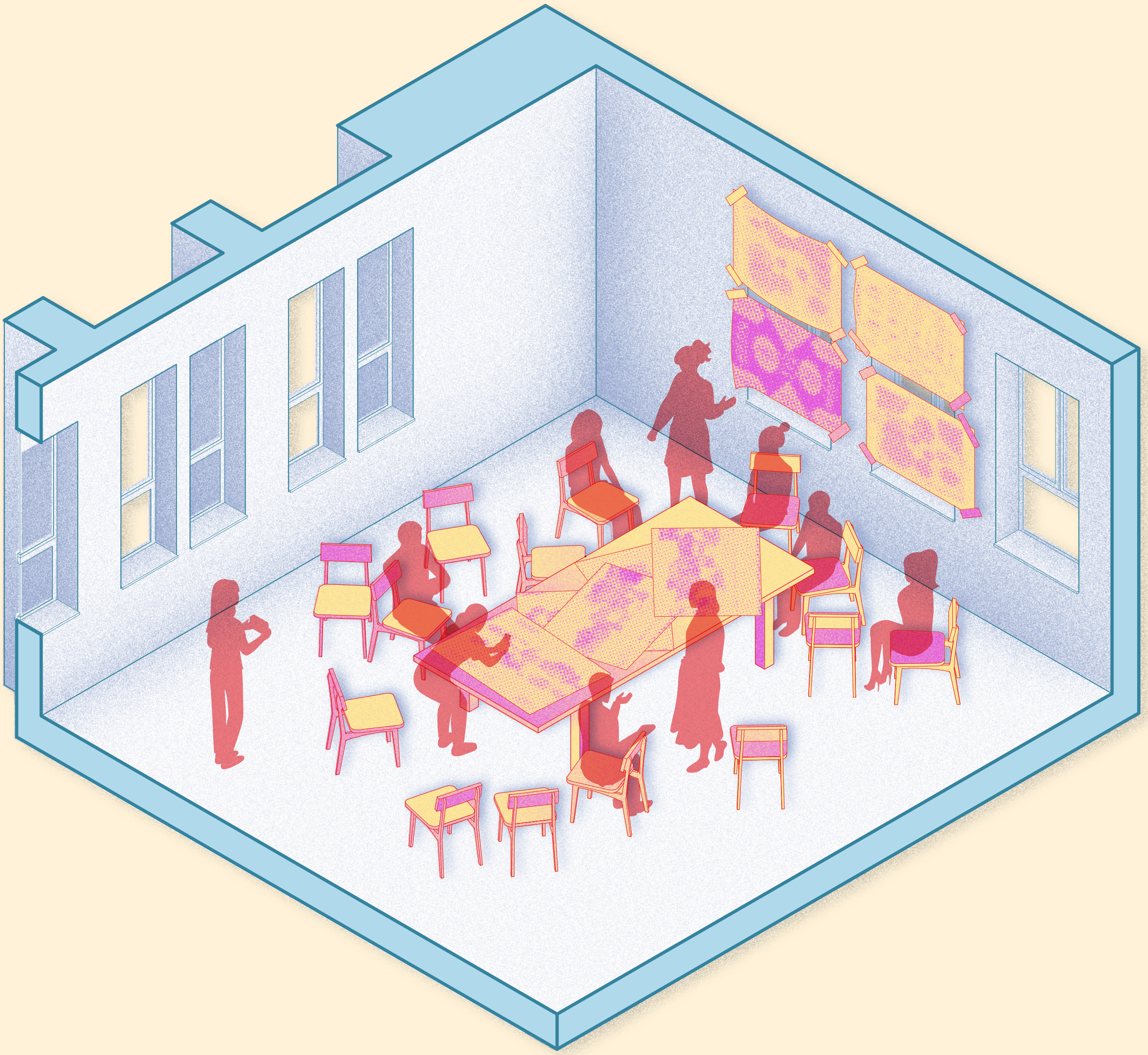
[7] Gravagnuolo, A., Micheletti, S., & Bosone, M. 2021. "Participatory Approach for Circular Adaptive Reuse of Cultural Heritage: Salerno, Italy." Sustainability 13: 4812. p. 4–6.

[8] Simonsen, J., & Hertzum, M. 2012. "Sustained Participatory Design: Extending the Iterative Approach." Design Issues 28(3): 10–21. p. 10–11.

[9] Forbes, N., & Colella, S. 2019. "Embedding Engagement: Participatory Approaches to Cultural Heritage." Embedding Cultural Narratives in Design Development. p. 72–74.

[10] Fusco Girard, L., & Gravagnuolo, A. 2025. "Circular Economy Models in Cultural Heritage Adaptive Reuse." Heritage Sustainability Practices. T p. 15–17.

Participatory Workshops



- Organize hands-on workshops to present the initial design to the community. Use visuals like sketches, digital models, or physical prototypes to make the designs accessible and understandable[11].

- Encourage open dialogue where community members can **critique, question, and suggest modifications, ensuring their concerns and ideas shape the evolving design**.

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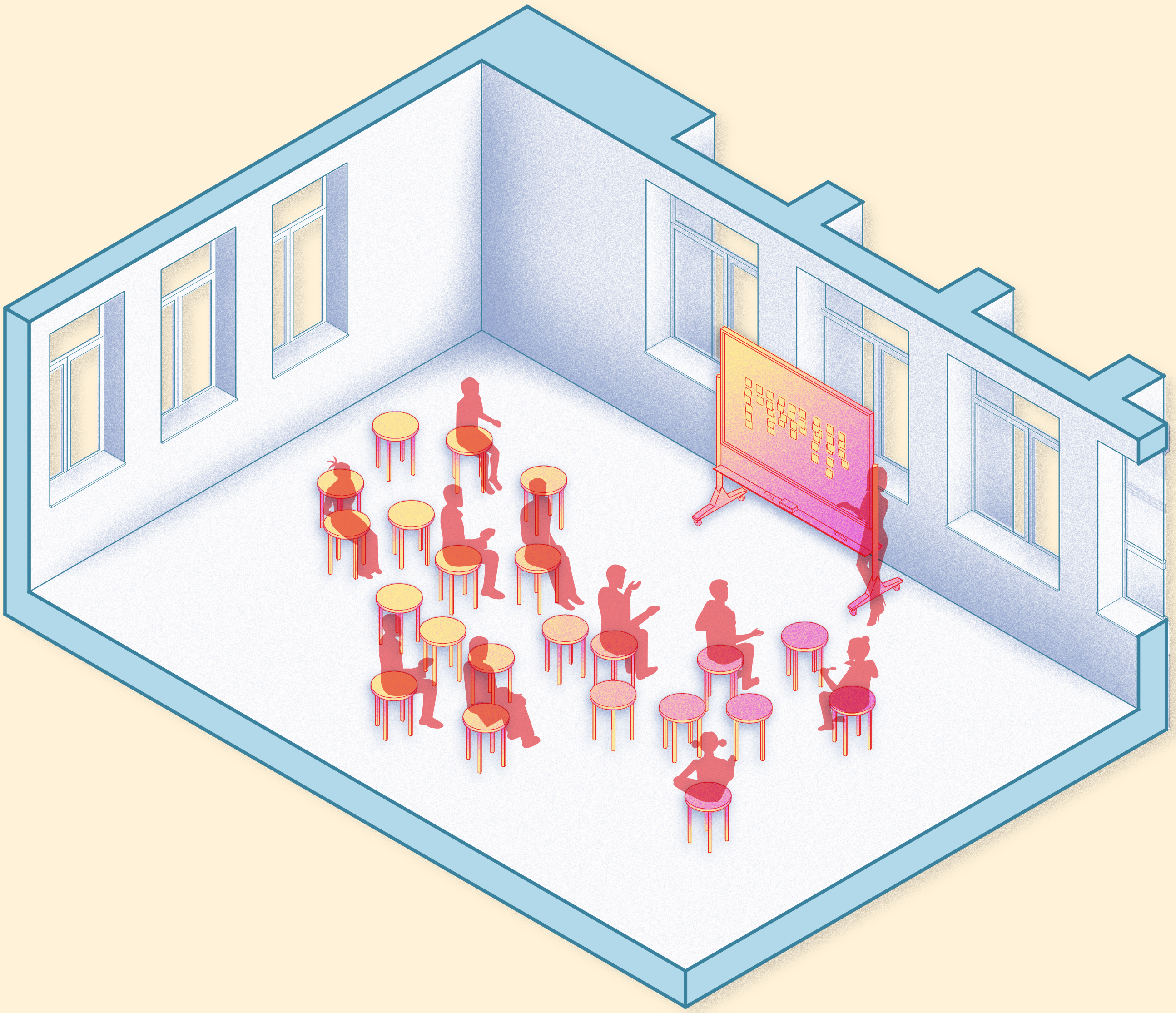
[11] Simonsen, J., & Hertzum, M. 2012. "Sustained Participatory Design: Extending the Iterative Approach." Design Issues 28(3): 10–21 p10-11

Visioning Sessions



- Use tools like storytelling, collaborative mapping, or future-scenario exercises to help participants articulate their aspirations for the project. This method, employed in the Rufoli project, helped participants envision a shared future for the adaptive reuse of heritage sites[12].

- Frame questions around key themes such as **functionality, cultural relevance, and environmental impact to guide discussions**.

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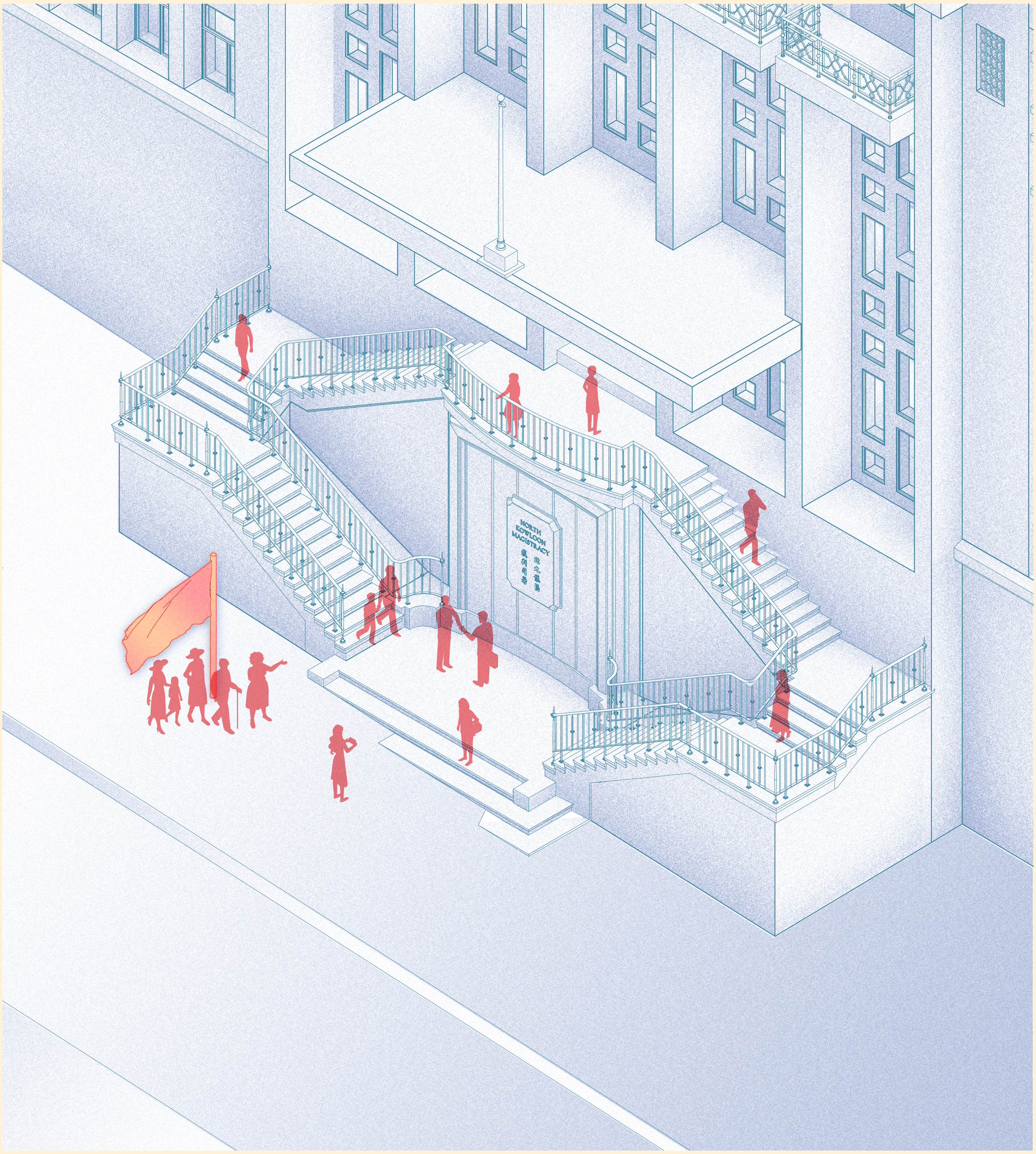
[12] Gravagnuolo, A., Micheletti, S., & Bosone, M. 2021. "Participatory Approach for Circular Adaptive Reuse of Cultural Heritage: Salerno, Italy." Sustainability 13: 4812. (pp. 4–6).

Heritage Community


NORTH KOWLOON MAGISTRACY
北九龍區
裁判司署

- Establish a core group of motivated stakeholders, including residents, local businesses, and cultural organizations, to act as stewards of the project. This approach fosters shared ownership and responsibility for the project's success[13].

- Assign roles for continued engagement, such as **ambassadors to share progress with the broader community or liaisons to provide feedback during development**.

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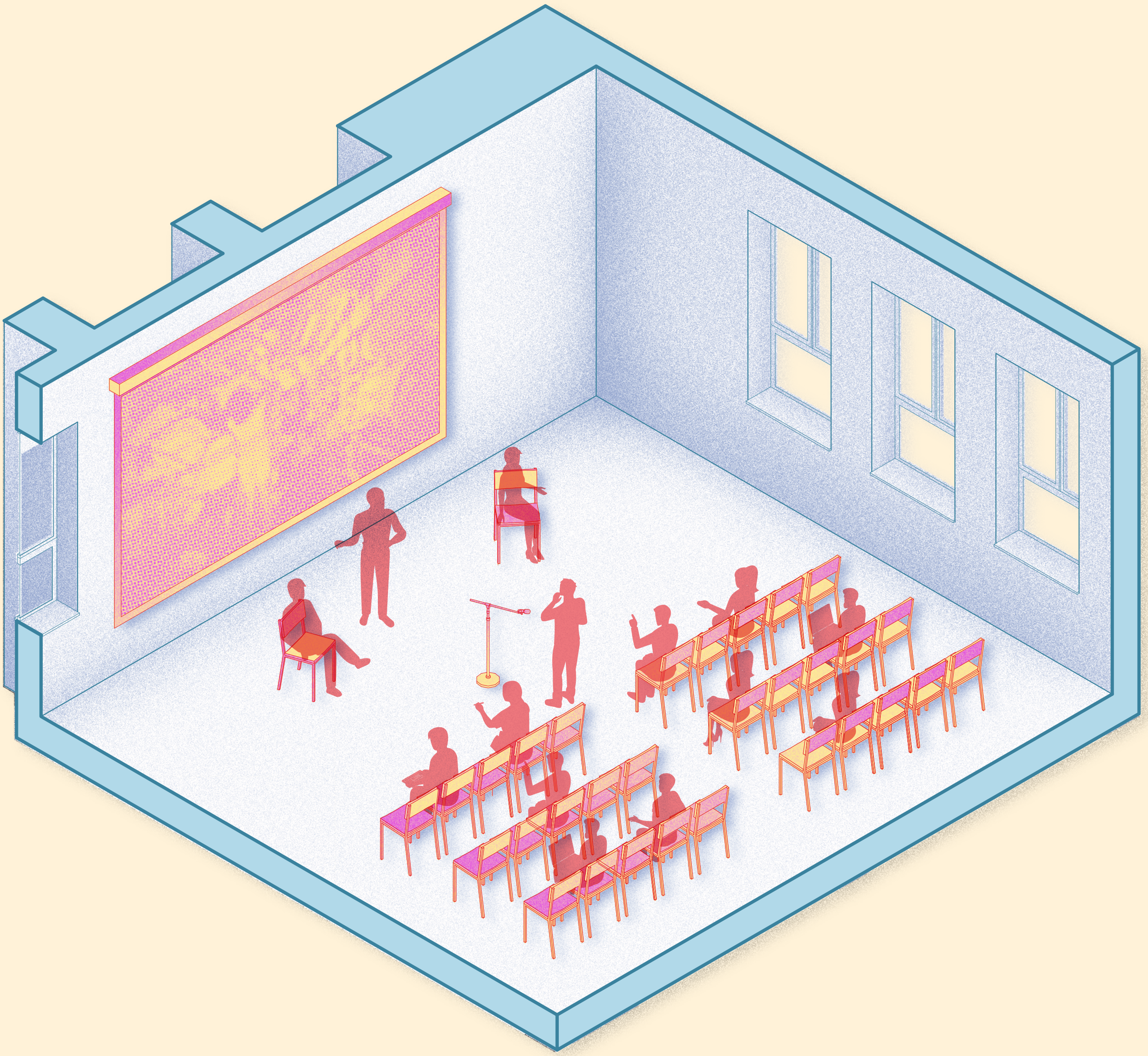
[13] Fusco Girard, L., and Gravagnuolo, A. 2021. Circular Adaptive Reuse of Cultural Heritage: Creating Heritage Communities and Collaborative Governance Models, pp 15-17

Feedback Mechanisms



- Build opportunities for the community to provide feedback on incremental design developments. It is recommend iterative processes where stakeholder input is continuously integrated to refine solutions[14].

- Share updated designs through **regular meetings or digital platforms, inviting critiques and new ideas**.

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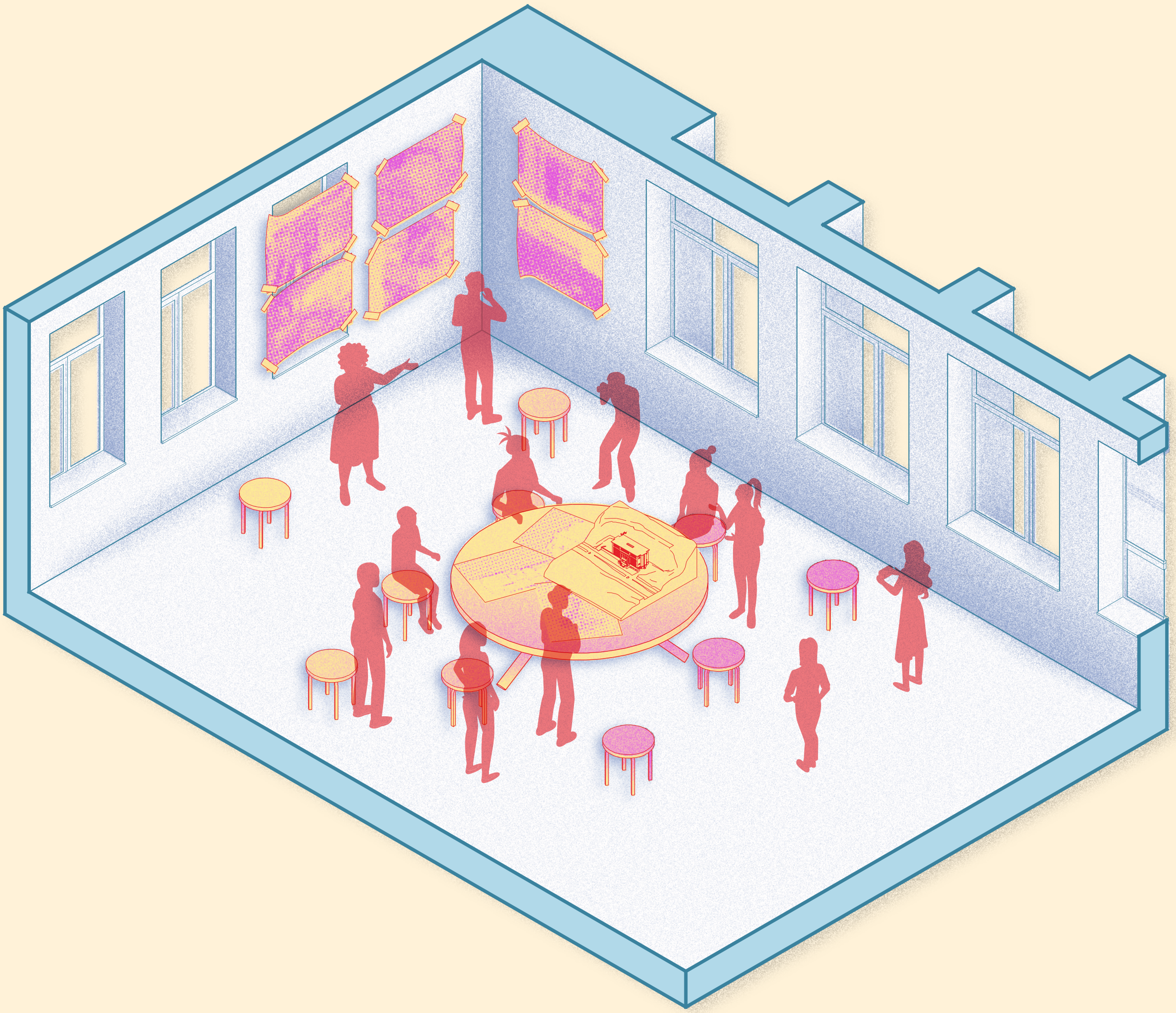
[14] Simonsen, J., & Hertzum, M. 2012. "Sustained Participatory Design: Extending the Iterative Approach." Design Issues 28(3): 10–21 pp10–11

Collaborative Design Sessions



- Facilitate co-design sessions where stakeholders work alongside architects and planners to explore specific elements of the design. Techniques such as participatory prototyping or mock-up testing help translate abstract ideas into tangible outcomes[15].

- Focus on areas where the community has expressed **strong preferences or where local knowledge can add unique value.**

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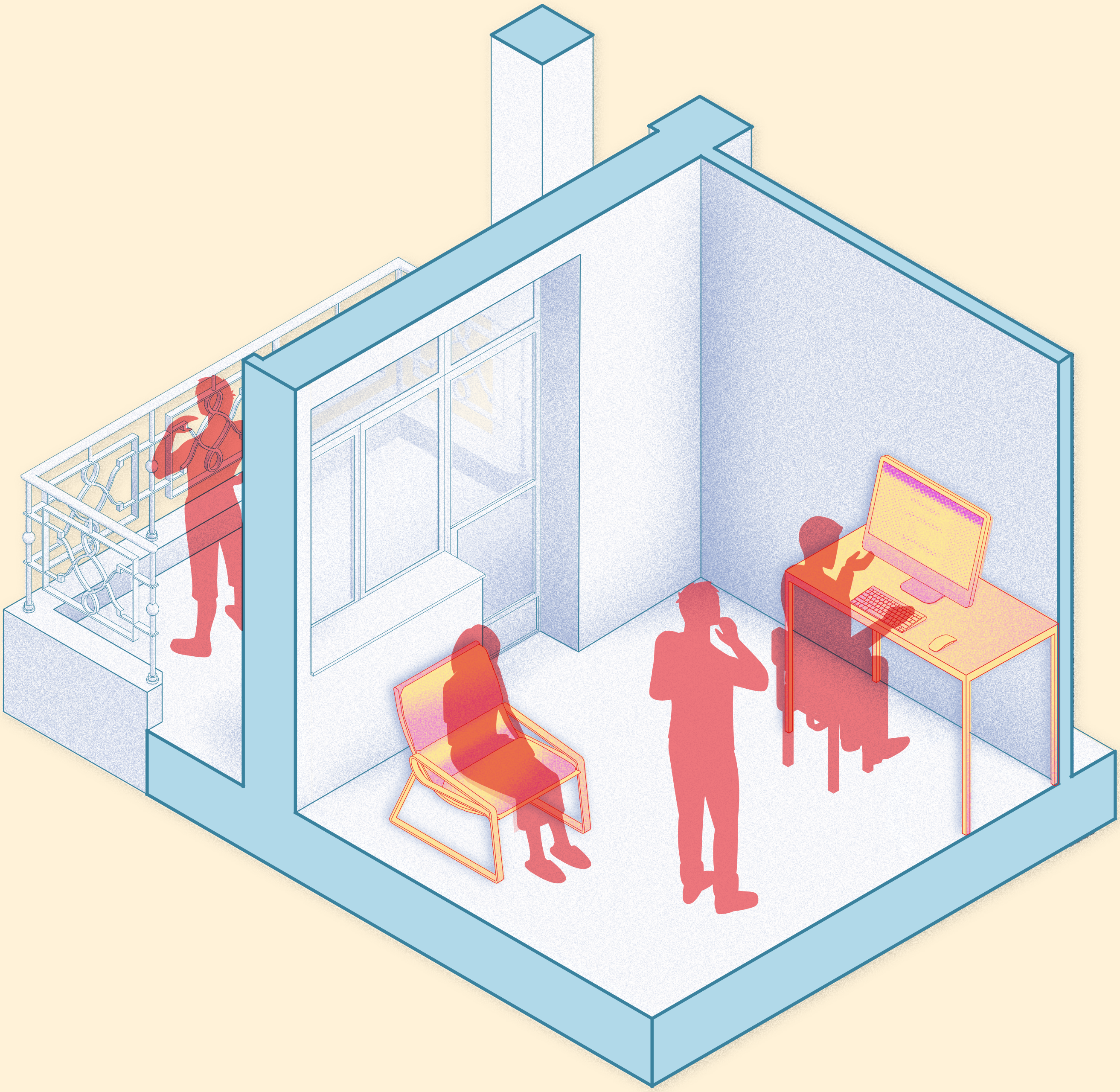
[15] Forbes, Neil, and Silvana Colella. 2019. "Embedding Engagement: Participatory Approaches to Cultural Heritage." SCIRES-IT 9 (1): 69–78. Pp.72-74

Digital Engagement Tools



- In addition to in-person sessions, use online tools for broader community involvement. Platforms for **digital surveys, comment submissions on designs, or even collaborative digital modeling** can enhance inclusivity and reach[16].

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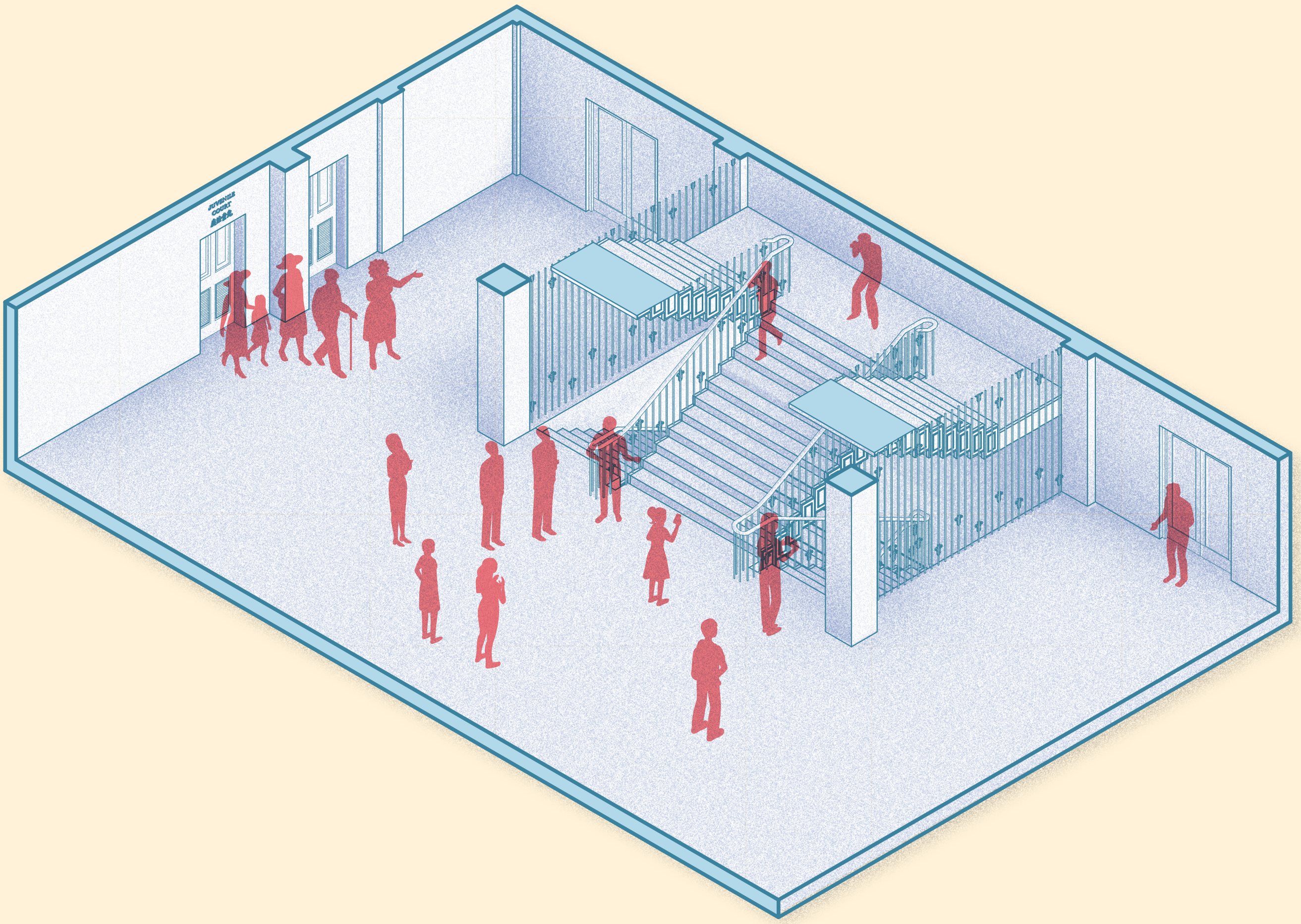
[16] Gravagnuolo, A., Micheletti, S., & Bosone, M. 2021. "Participatory Approach for Circular Adaptive Reuse of Cultural Heritage: Salerno, Italy." Sustainability 13: 4812. (pp. 5).

Encourage Reflexivity and Learning



- Build learning opportunities into the process by hosting **educational events about the project's cultural, environmental, or economic implications**. This deepens the community's understanding and their ability to contribute thoughtfully to the design[17].

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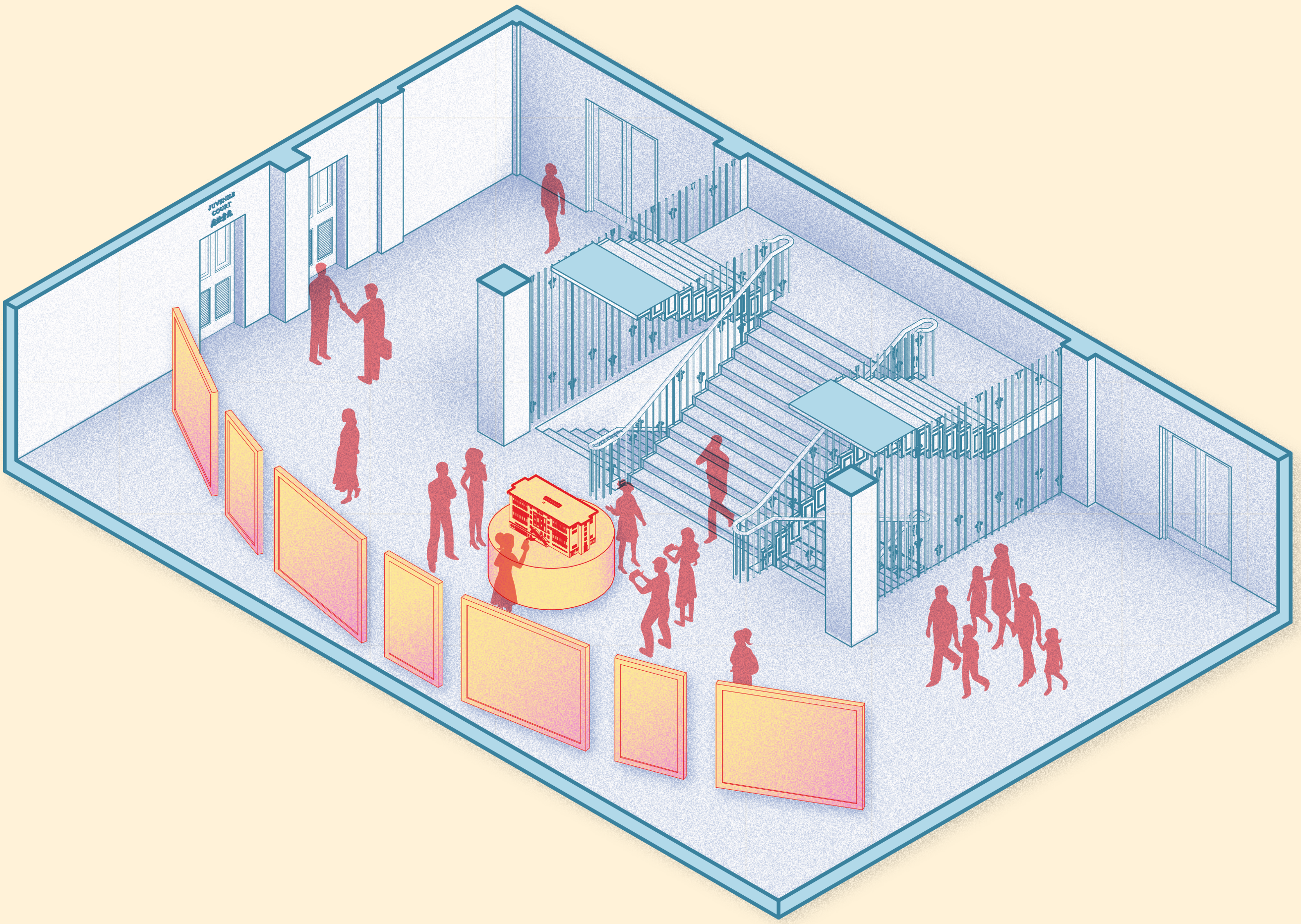
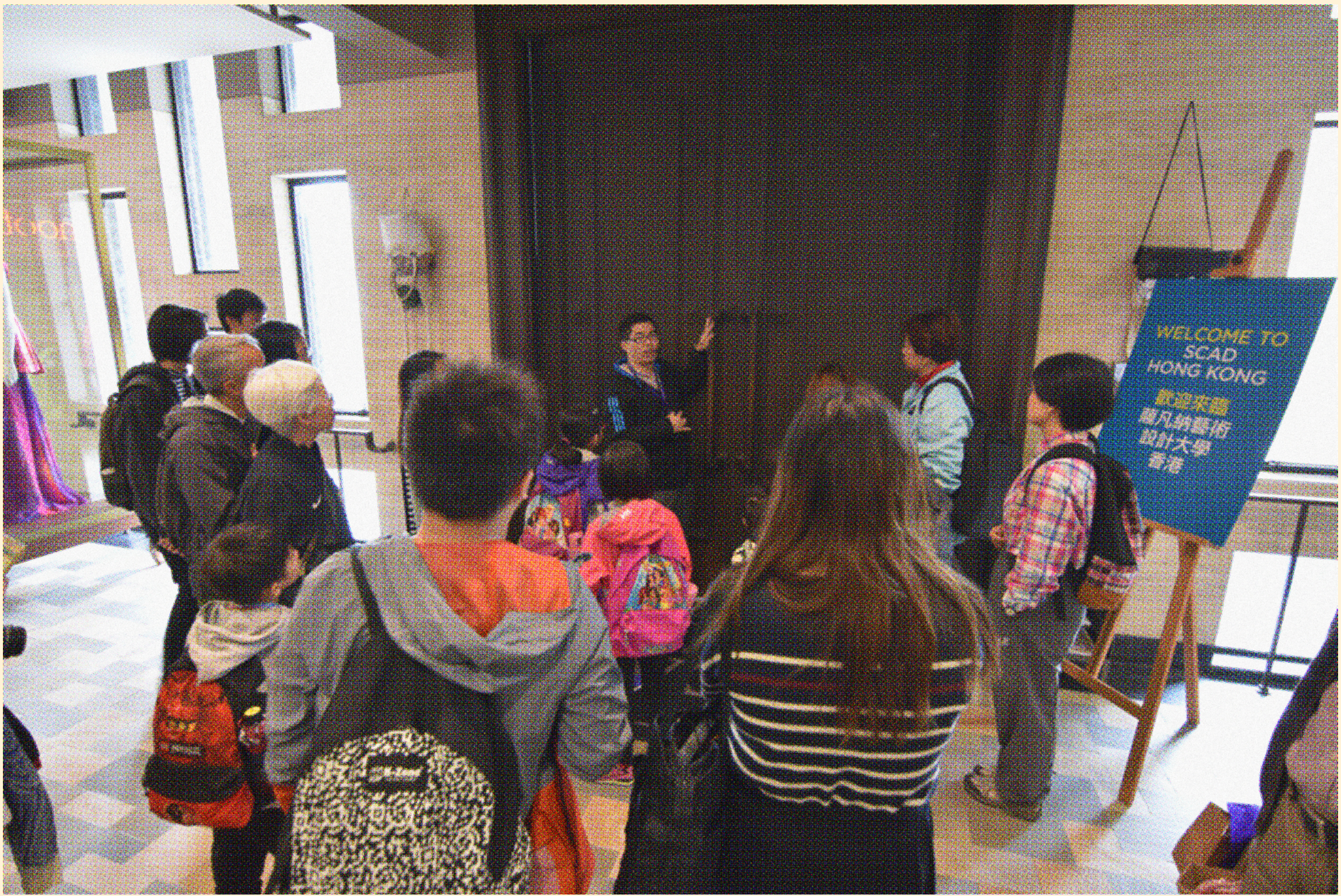
[17] Fusco Girard, L., and Gravagnuolo, A. 2021. Circular Adaptive Reuse of Cultural Heritage: Creating Heritage Communities and Collaborative Governance Models, pp 16

Celebrate Milestones



- Acknowledge community contributions by hosting events that celebrate key project milestones. This could include **unveiling a finalized design or showcasing progress through exhibitions**. Such recognition fosters ongoing engagement and strengthens trust.

9.2 Management Plan



[Fig. 9.1] Visiting Tour in FNKM during the time serves as SCAD(HK), 2017
Source: Hong Kong Youth Hostels Association
Available from: https://www.yha.org.hk/en/news-events/photo-gallery/mei-ho-house-alumni-network-activity-ssp-r-scheme-go-go-go/ (accessed Jan. 28, 2024)

A management plan of a participatory project should the considers stakeholder involvement throughout the successive phases of planning, implementation, and monitoring. It allows diverse values, needs, and priorities to be integrated into sustainable and inclusive heritage management strategies[18].

The main principal of the management plan lies in how it can deal with multiple stakeholder interests, regulatory challenges, and the maintenance of cultural significance. Participation of stakeholders in the early stage and in regular steps improves the decision-making process, trust, and commitment to long-term goals of projects.[19] These approaches ensure that the heritage buildings are successfully reused, advance shared ownership, and develop an even closer connection between communities and their cultural environments.

The management plan should be a framework that constitutes a philosophy whereby adaptive reuse projects engage the inclusiveness and sustainability of the sites along the cultural and social instincts of communities for whose service they are undertaken. It is an approach that catalyzes collaboration and capitalizes on local knowledge to ensure resilient and meaningful heritage management outcomes.

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[18] Pintossi, N., Kaya, D. I., & Pereira Roders, A. 2021. "Assessing Cultural Heritage Adaptive Reuse Practices: Multi-Scale Challenges and Solutions in Rijeka." Sustainability 13: 3603, pp.3

[19] Daldanise, G., Oppido, S., & Vellecco, I. 2018. "Creative Adaptive Reuse of Cultural Heritage for Urban Regeneration." Urbanistica Informazioni.p.6

9.2.2 Long-Term Vision

A main components to management a heritage are long-term vision that make a balance in cultural, environmental, and economic considerations, which will secure the heritage sites for the future generation. Adaptive reuse, supported by these principles, aims at integrating eco-sensitive methods, participatory processes, and new technologies into the development of resilient and dynamic cultural monuments.

A management plan during site operations should focus on **sustainability, active community engagement, and ongoing preservation of cultural significance**. Its main roles could include:

01) Monitoring and Evaluation
Establish systems for continuous monitoring of the physical site conditions, visitor impacts and conservation objective achievement.[20].
Performance metrics should be instituted-e.g., sustainability indicators, visitor satisfaction-to further hone the operation.[21]

02) Community Engagement and Education
Ensure active participation of local communities by holding events, workshops, and other educational programs.[22]
Emphasize the site's history, cultural relevance, and adaptive reuse journey to further enhance the understanding and local connection of visitors.[23]

03) Visitor Management
Develop the strategies of visitor flow control to reduce environmental and structural wear and tear at the site.[24]
Provide better access control and also improve the visitor experience by using tools like scheduled visits, guided tours, and digital tickets.[25]

04) Financial Sustainability
Make certain the site generates income with which to maintain itself through activity such as entrance fees, cultural programs, or renting the site for events.[26]
Longer-term upkeep can be supported through public-private partnerships or crowdfunding initiatives.[27]

05) Integration with Urban Development
Align the activities at the site with the wider objectives of urban planning, including tourism strategies and local economic development.[28]
Encourage collaborations with local businesses, artists, and cultural organizations in embedding the site within community fabric.[29]

06) Adaptive Management
Continuously update the management plan to address emerging challenges related to evolving community needs and technological advancement.[30]
Stakeholder feedback may be incorporated, while strategies are adapted to remain relevant and effective.[31]

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[20] Bosone, M., Micheletti, S., Gravagnuolo, A., et al. 2019. Towards a Circular Governance for Adaptive Reuse of Cultural Heritage. BDC Journal 19(2): 279–295. (p. 281).

[21] Kovács, E., et al. 2017. Evaluation of Participatory Planning in Adaptive Reuse. Journal of Environmental Management 204: 540–550. (p. 543).

[22] Daldanise, G., Oppido, S., & Vellecco, I. 2018. Creative Adaptive Reuse of Cultural Heritage for Urban Regeneration. Urbanistica Informazioni, pp. 6–7.

[23] Gravagnuolo, A., Micheletti, S., & Bosone, M. 2021. "Participatory Approach for Circular Adaptive Reuse of Cultural Heritage: Salerno, Italy." Sustainability 13: 4812. (pp. 5).

[24] Pintossi, N., Kaya, D. I., & Pereira Roders, A. 2021. Assessing Cultural Heritage Adaptive Reuse Practices: Multi-Scale Challenges and Solutions in Rijeka. Sustainability 13: 3603. (p. 6)

[25] Kovács, E., et al. 2017. Evaluation of Participatory Planning in Adaptive Reuse. Journal of Environmental Management 204: 540–550.pp.546

[26] Bosone, M., Micheletti, S., Gravagnuolo, A., et al. 2019. Towards a Circular Governance for Adaptive Reuse of Cultural Heritage. BDC Journal 19(2): 279–295. pp.284

[27] Pintossi, N., Kaya, D. I., & Pereira Roders, A. 2021. Assessing Cultural Heritage Adaptive Reuse Practices: Multi-Scale Challenges and Solutions in Rijeka. Sustainability 13: 3603. Pp.8

[28] Daldanise, G., Oppido, S., & Vellecco, I. 2018. Creative Adaptive Reuse of Cultural Heritage for Urban Regeneration. Urbanistica Informazioni, pp. 6

[29] Gravagnuolo, A., Micheletti, S., & Bosone, M. 2021. "Participatory Approach for Circular Adaptive Reuse of Cultural Heritage: Salerno, Italy." Sustainability 13: 4812. (pp. 7).

[30] Kovács, E., et al. 2017. Evaluation of Participatory Planning in Adaptive Reuse. Journal of Environmental Management 204: 540–550.pp.543

[31] Pintossi, N., Kaya, D. I., & Pereira Roders, A. 2021. Assessing Cultural Heritage Adaptive Reuse Practices: Multi-Scale Challenges and Solutions in Rijeka. Sustainability 13: 3603. (p. 8)

9.3 Chapter Summary

This chapter illustrates the potentiality of participatory design in adaptive reuse projects as a balancing tool between historic preservation and functional requirements. A participatory approach-correspondingly from architects and planners through local communities-should try to ensure the conservation of heritage, their sustainability in cultural, social, and economic terms. Frameworks such as the Faro Convention underline in particular the importance of the involvement of communities in heritage projects in order to make them relevant for people, thus sustainable. Activities and practices that would bridge the gap in community involvement include workshops, iterative feedback loops, and collaborative sessions that will guarantee collective ownership.

The strategies for developing a Management Plan: Key principles include the early involving of stakeholders, incorporation of continuous feedback, and the alignment of projects with local identity and sustainability objectives. A management plan that is responsive to stakeholders' priorities, perceptively meets regulatory hurdles, and has cultural importance. Such regular contacts with stakeholders build trust and dedication, making the projects inclusive, resilient, and continuous.

A strategic long-term vision during operation such as monitoring and evaluation, financial sustainability, visitor management, and urban integration will be imperative in the success of heritage sites. It is also important that adaptive management-update of strategies based on feedback and emerging trends-be instituted to ensure that over time the site remains relevant and sustainable. This also involves community education and partnering with local businesses with the aim of setting heritage projects within their proper social and economic contexts.

While this is helpful, resource limitations, unequal stakeholder representation, and conflicts of interest can present significant challenges[32]. Many of these demand transparent governance and capacity building, incorporating new tools such as digital mapping and simulation technologies. There is a need for mechanisms for equitable power sharing that ensure effective participation[33]. For these needs, the challenges require governance frameworks that institutionalize participatory practice and foster inclusivity and innovation.

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[32] A Participatory Approach for "Circular" Adaptive Reuse of Cultural Heritage. Building a Heritage Community in Salerno, Italy. pp9

[33] Radice, S. 2014. Participatory Frameworks in Heritage Management.68-70

CONCLUSION

This thesis focus on the potential transformation of historic structures through an adaptive reuse system, particularly in demographically dense and fast urbanizing enclaves such as Sham Shui Po, Hong Kong. The study used the North Kowloon Magistracy as an example to show how a heritage property could be converted into a community asset by balancing architectural preservation with social functionality. The project thus comprises transforming this historic landmark into a community hub that serves the needs of Sham Shui Po people, with a focus on those with low incomes or substandard accommodation.

The participatory approach to adaptive reuse is central to this, with citizens actively participating in decision-making to connect the space with local values and needs. This empower inhabitants and instill a common feeling of cultural pride, therefore enhancing communal relationships and ensuring that the Magistracy really reflects and belongs to its people. It incorporates design and community input through rigorous questionnaires and comments, increasing the Magistracy's value by providing affordable venues for education, social support, and recreation.

The adaptive reuse has carefully preserved the Magistracy's architectural integrity, keeping its historic features while maximizing its capability for modern use. Strategic interventions have been implemented to repurpose interior areas for community programs and meetings, as well as to add amenities that promote social welfare. In this approach, the Magistracy's colonial-era identity is respected, enhancing its historic significance in Hong Kong's legacy while meeting the functional needs of a modern urban area.

This study intends to propose a participatory management in which communities will be involved in future governance. These programmes not only answers urgent requirements, but also assures that the site remains relevant in the long run as community dynamics alter. This case study contributes to an increasingly significant discussion: the need for inclusive heritage conservation and demonstrating that historical places can provide both historic preservation and social advantages if appropriately altered.

In conclusion, the North Kowloon Magistracy's transformation exemplifies how participatory adaptive reuse can serve as a model for sustainable, community-oriented heritage projects in urban centers. It advocates for a future where heritage conservation and community empowerment coexist, fostering urban resilience and cultural continuity in the face of relentless modernization.

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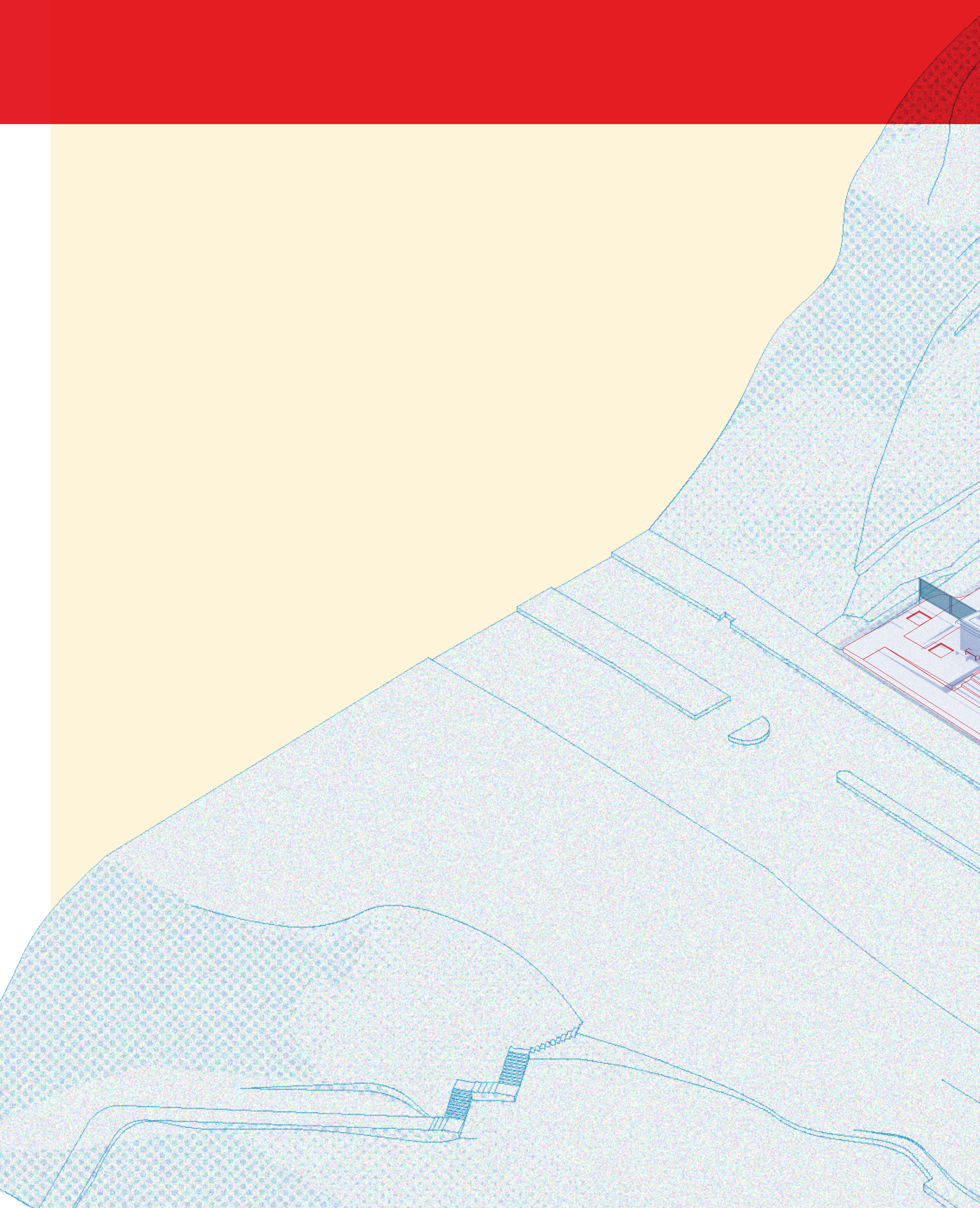
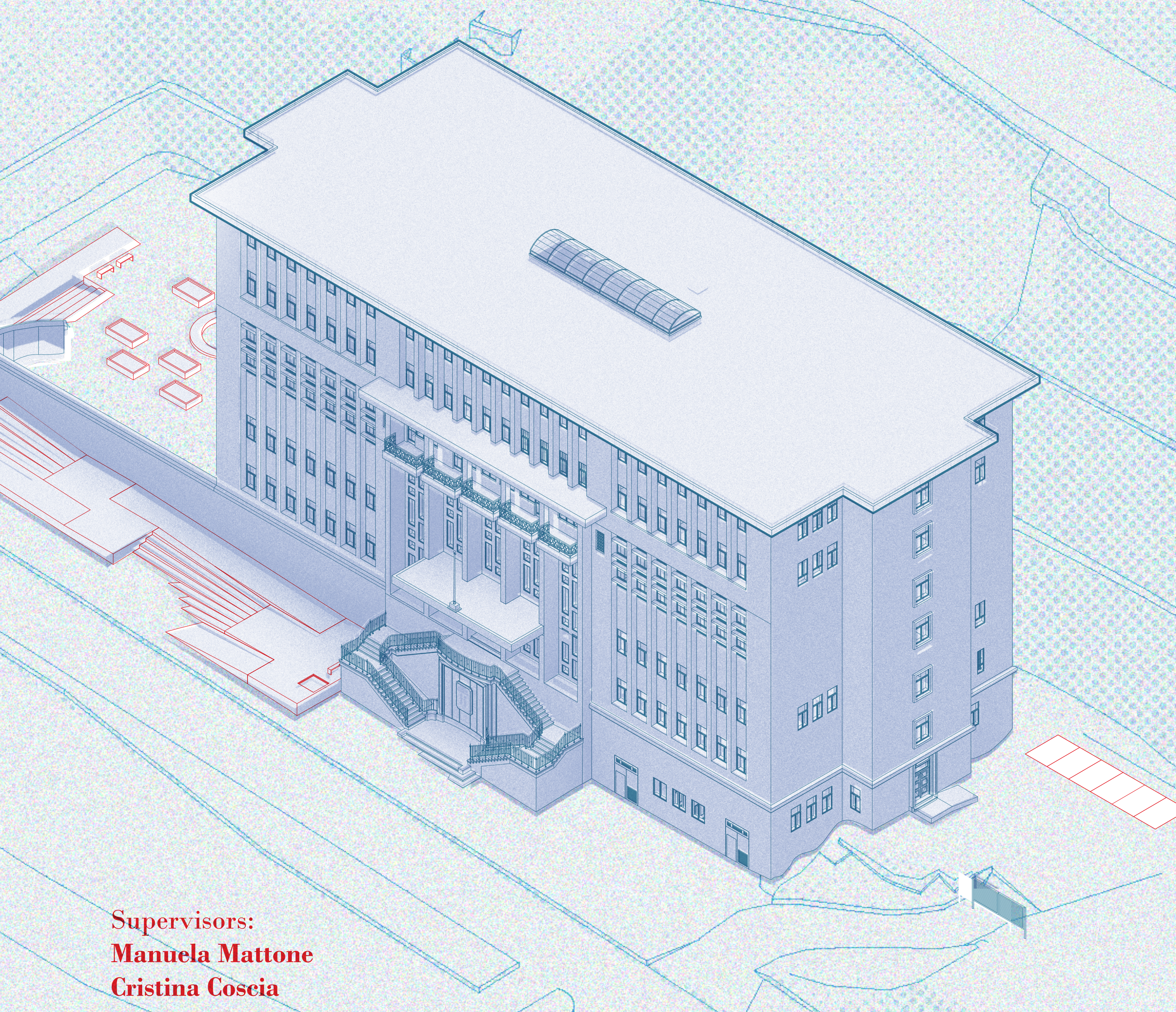


Beyond the Bench

Adaptive Reuse for Social Cohesion in the Former North Kowloon Magistracy

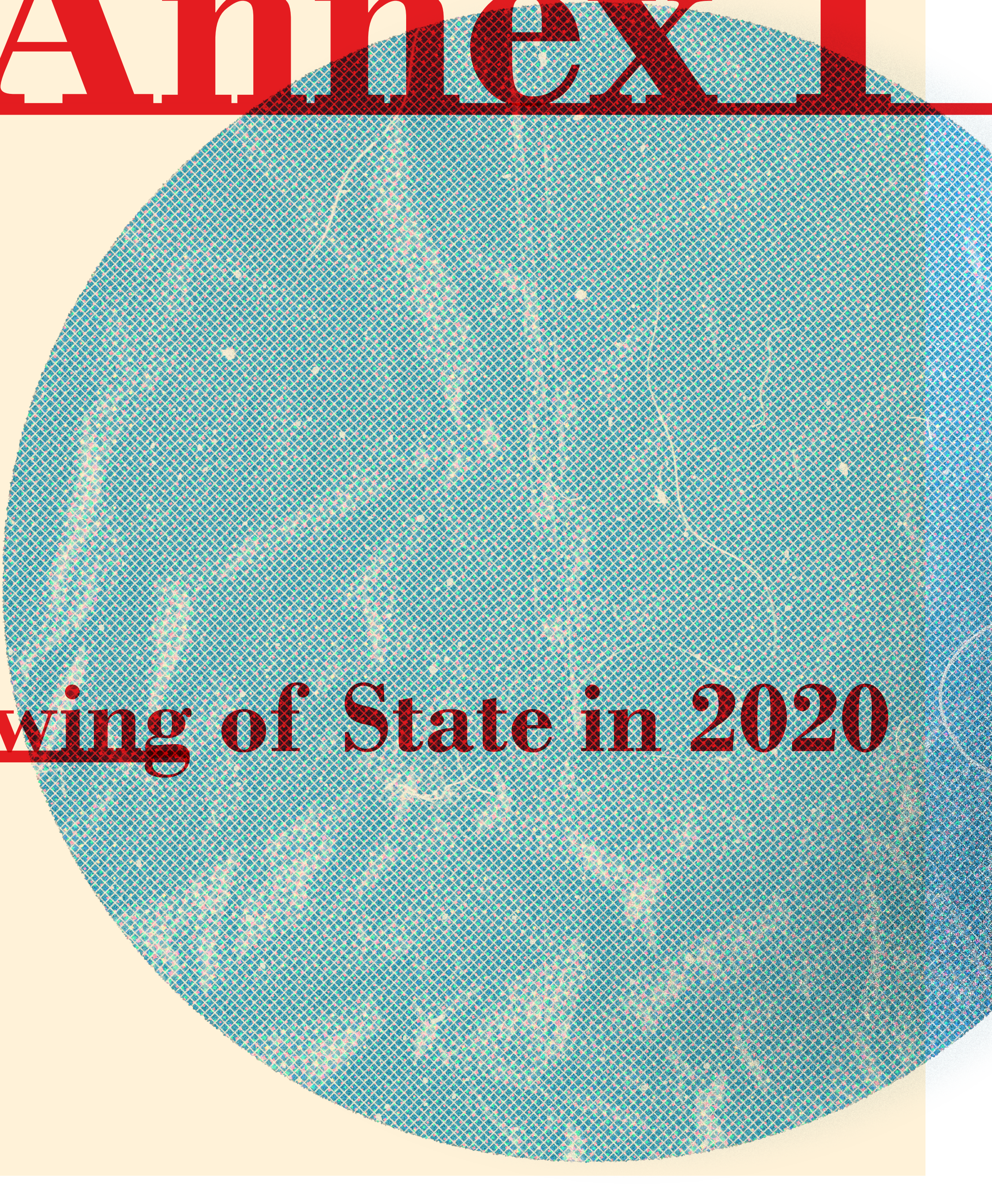
Ka Yu Cheung

Annexes



Supervisors:
Manuela Mattone
Cristina Coscia

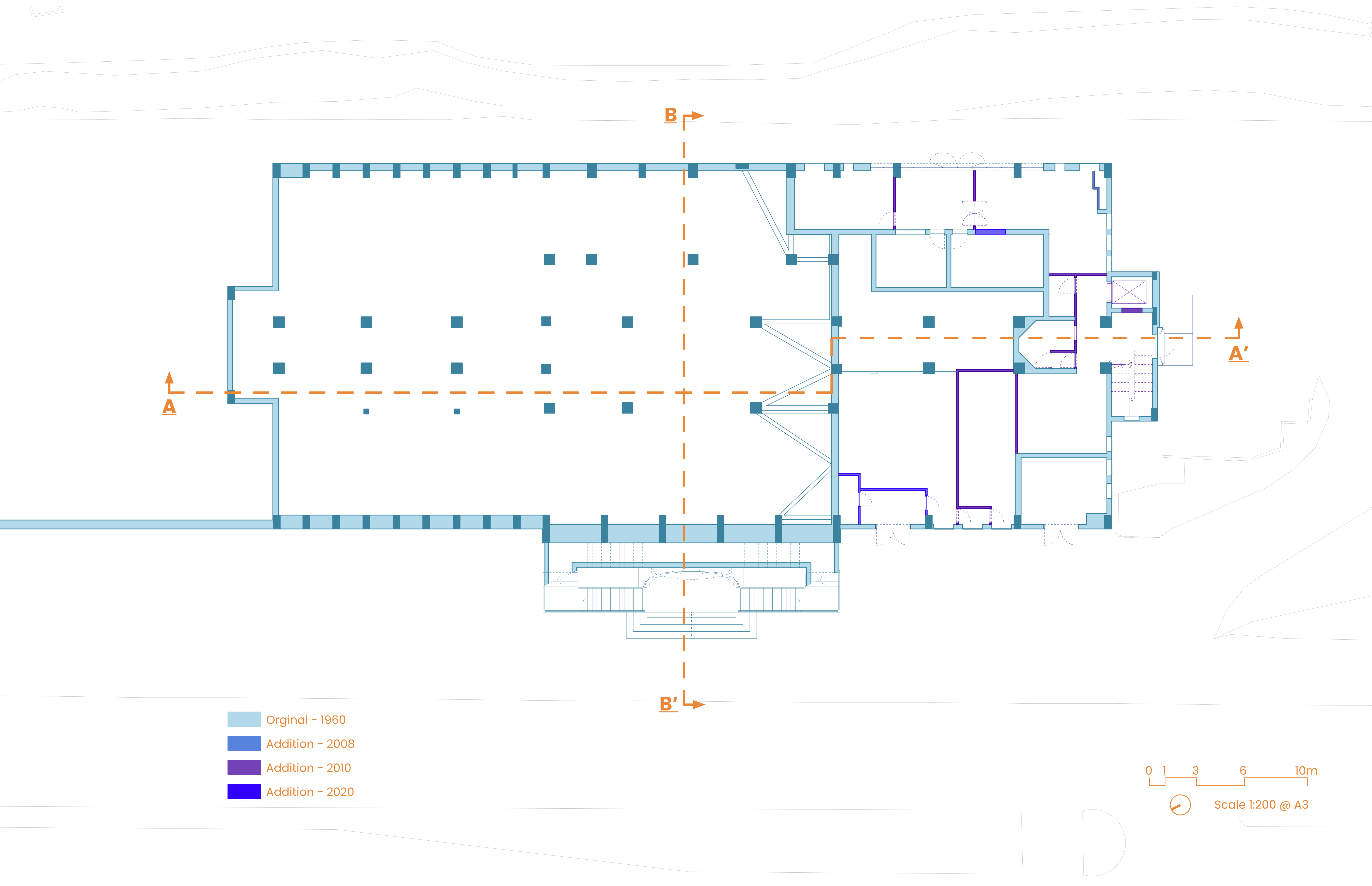
Annex I



Drawing of State in 2020

P01 – LOWER GROUND FLOOR

2020 State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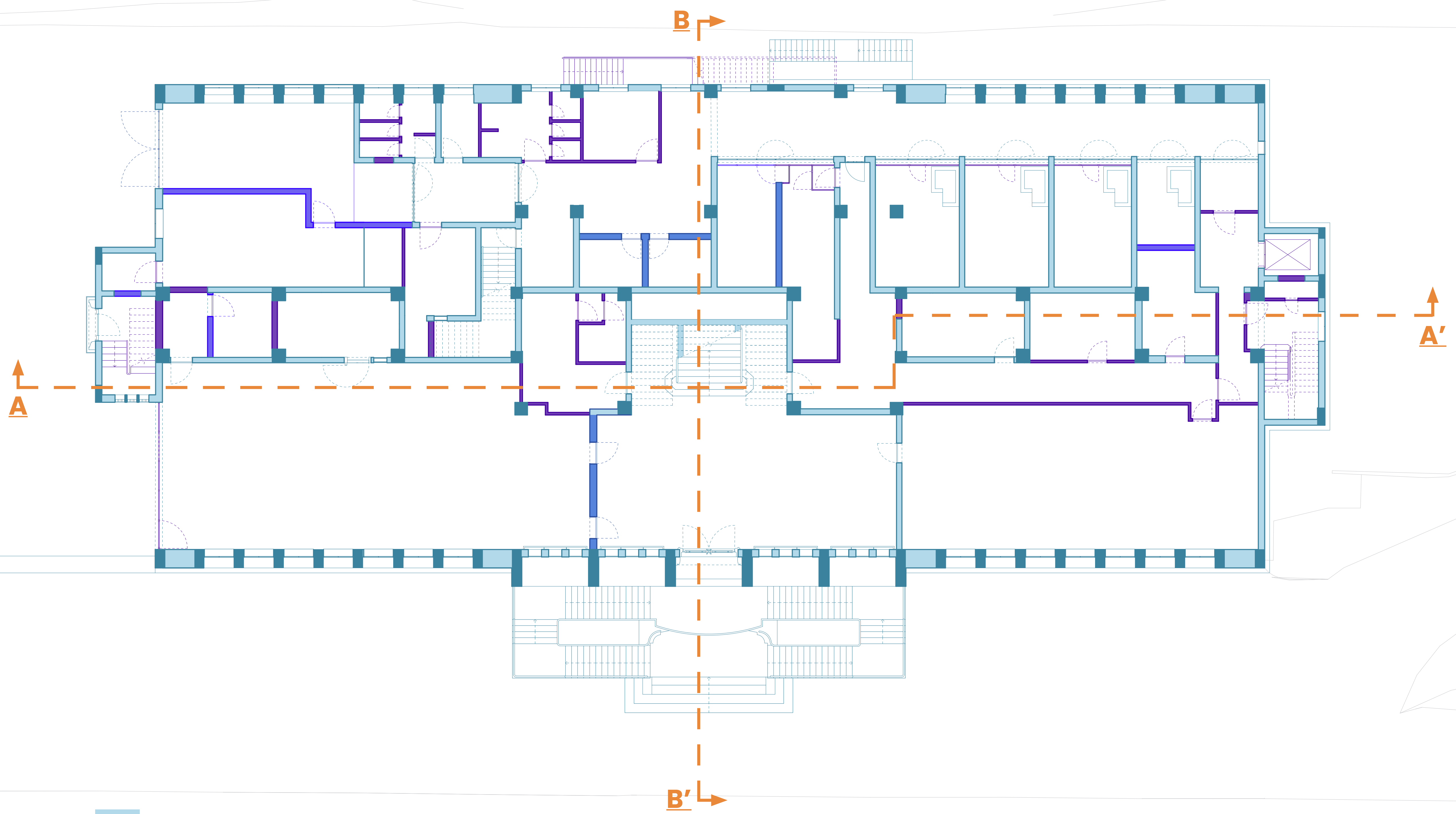
P02 – GROUND FLOOR
2020 State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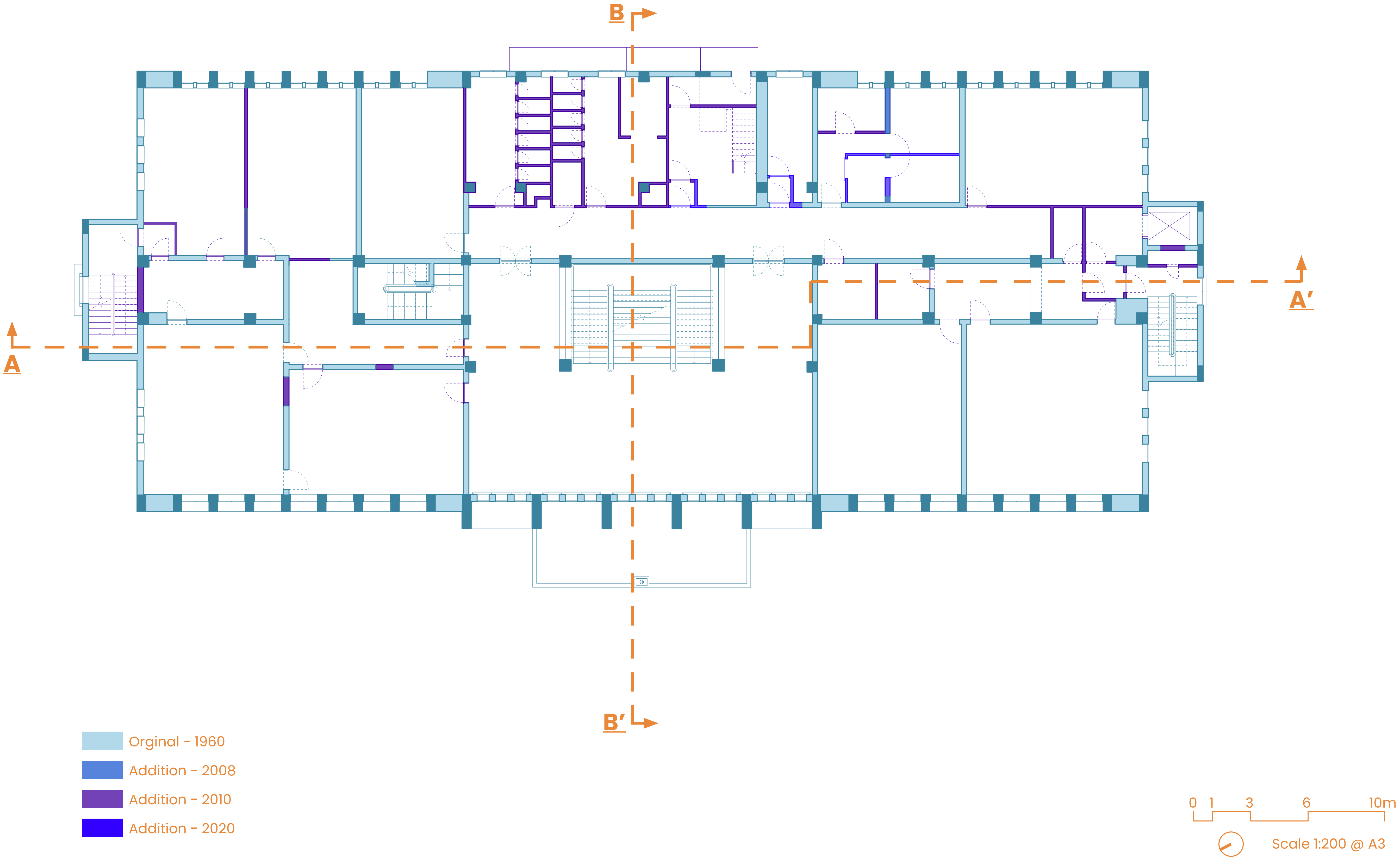
P03 – FIRST FLOOR

2020 State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P04 – SECOND FLOOR
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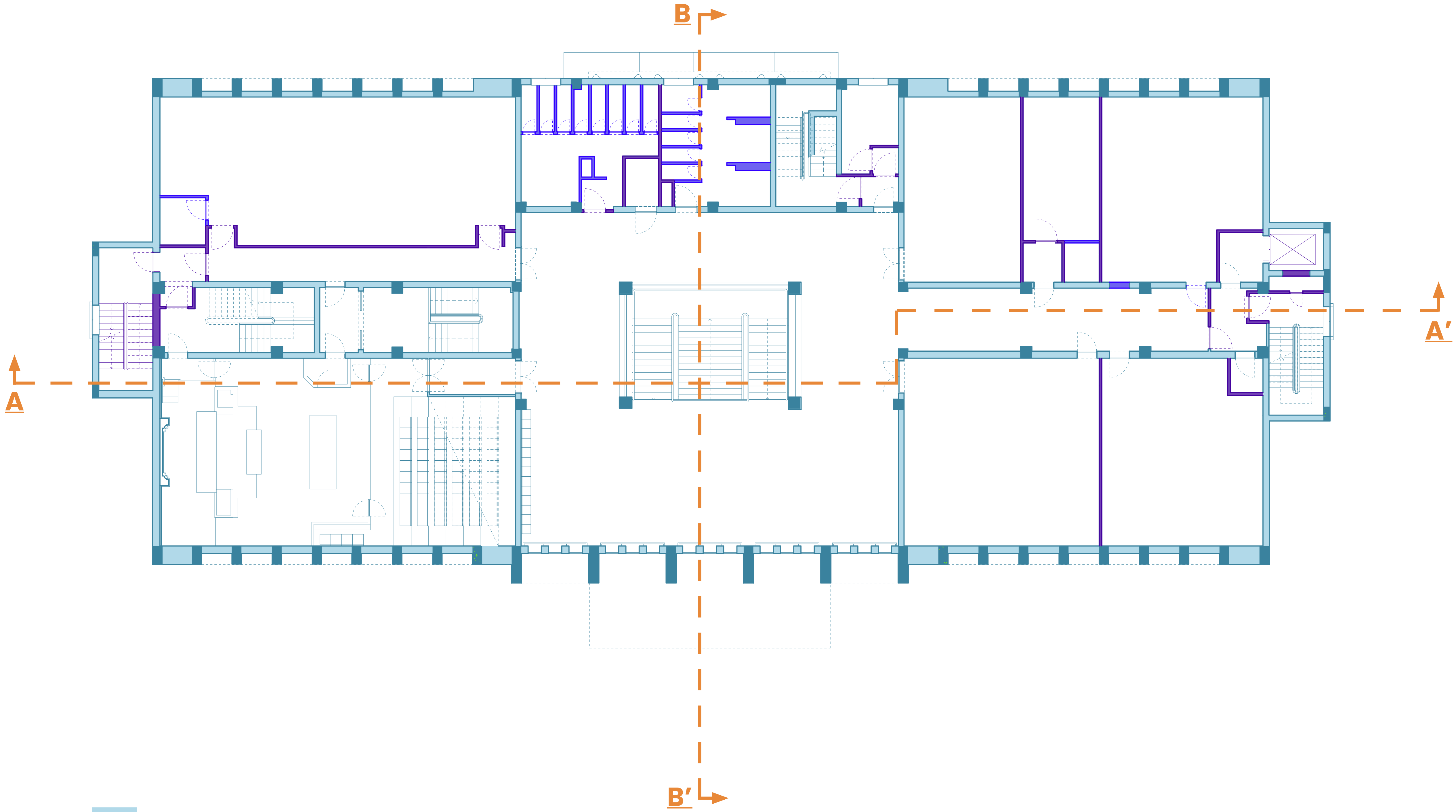

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P05 – THIRD FLOOR

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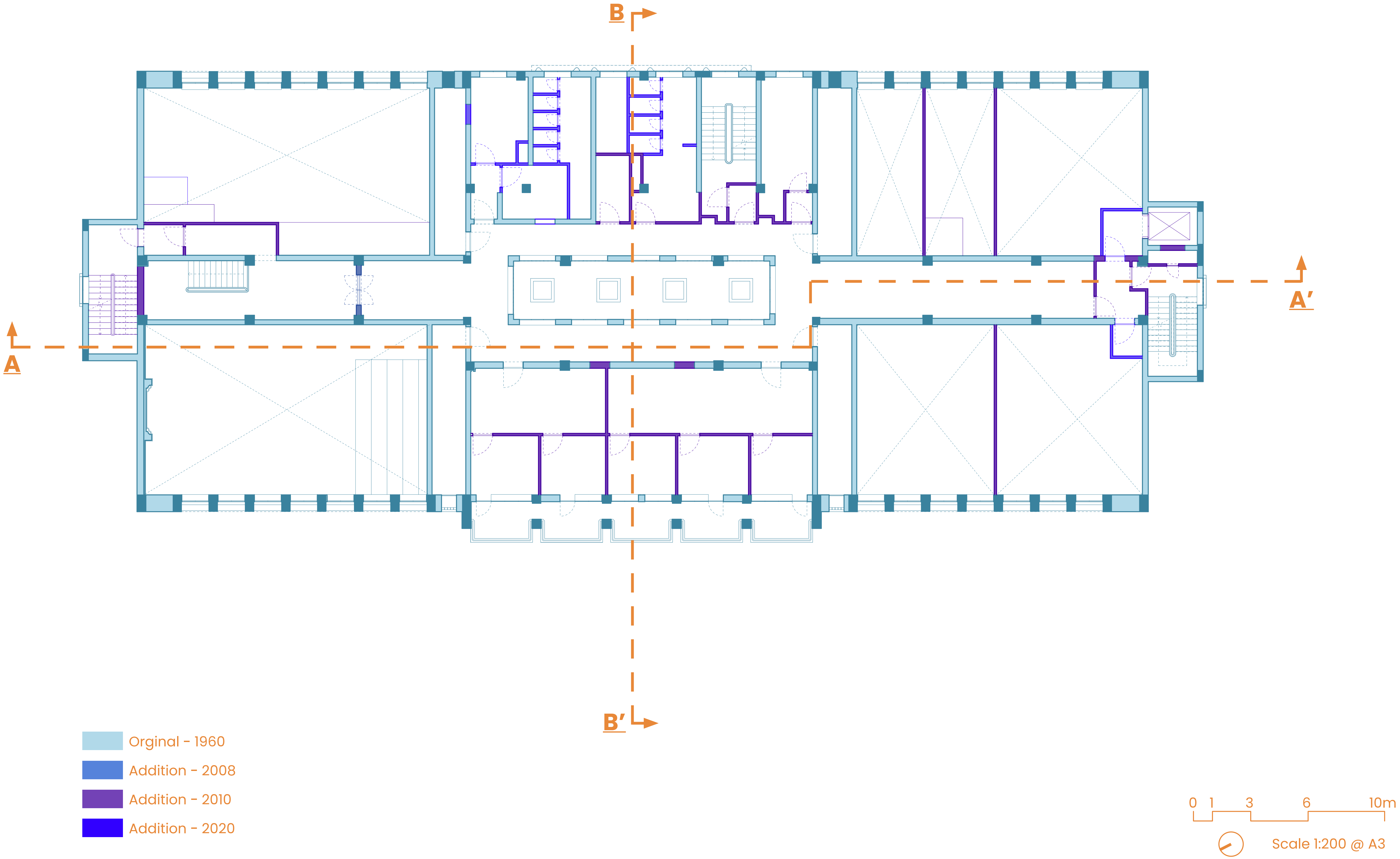
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P06 – FOURTH FLOOR

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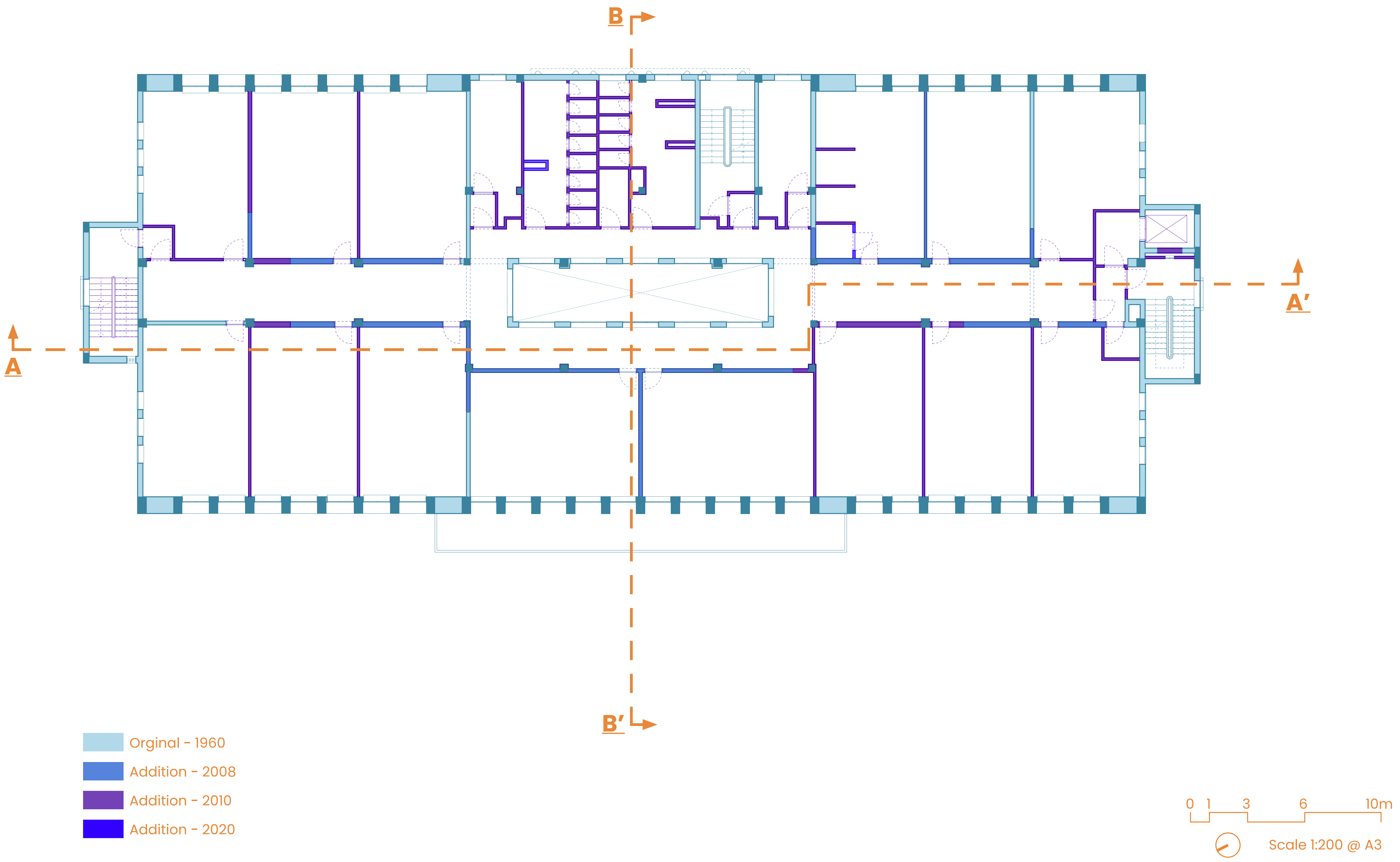
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P07 – FIFTH FLOOR

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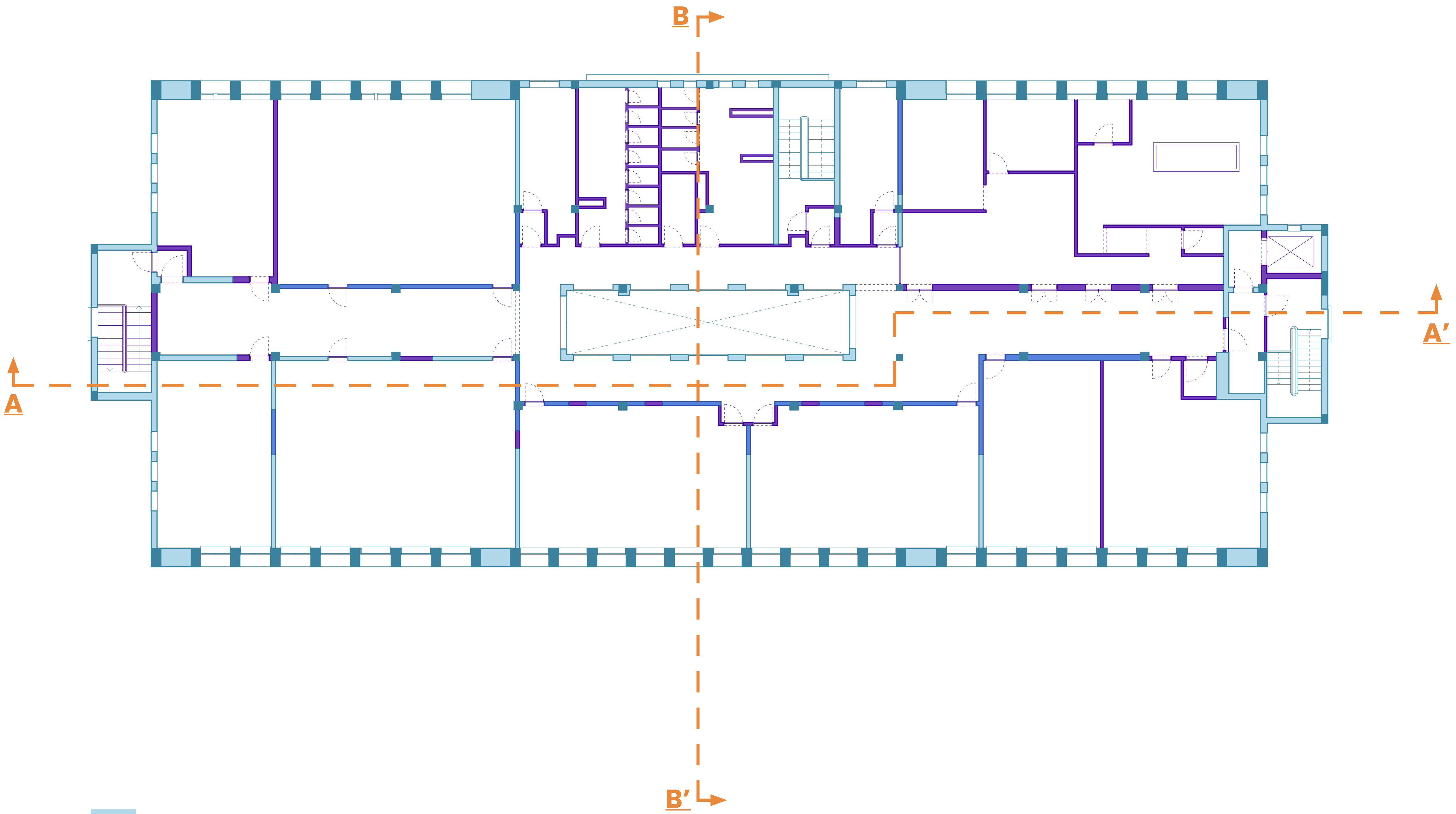

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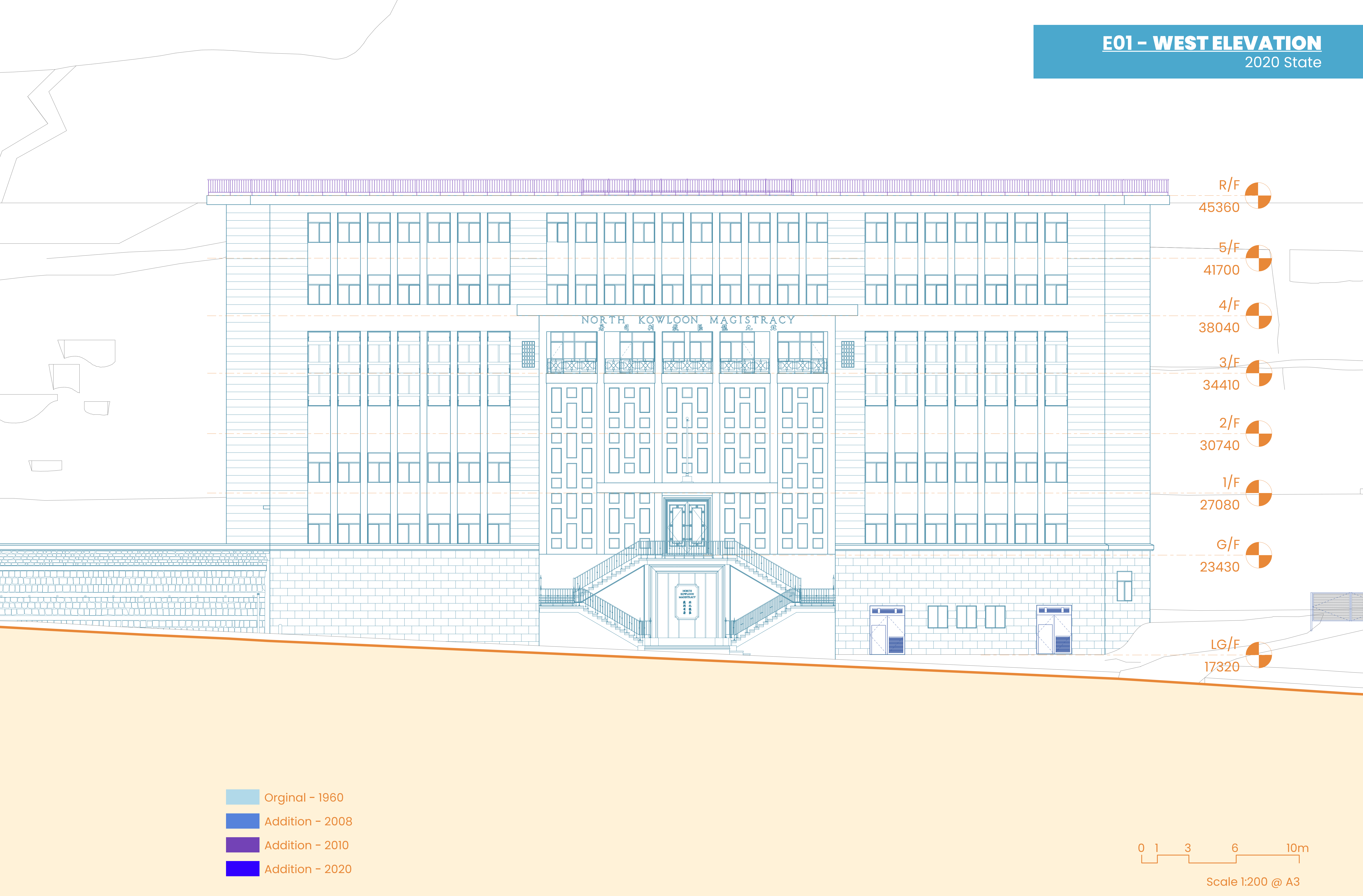
E01 – WEST ELEVATION

2020 State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E02 - NORTH ELEVATION
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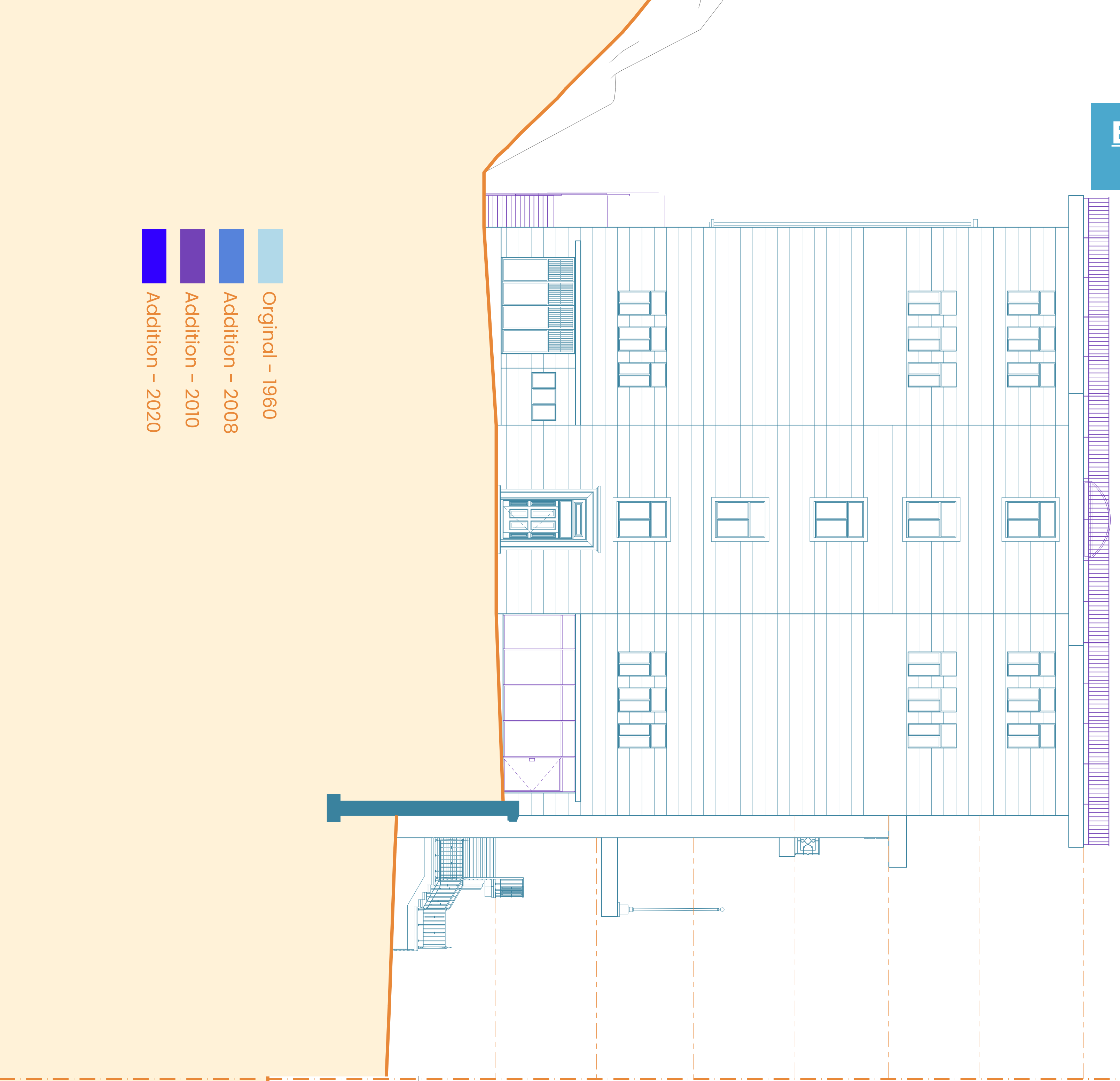

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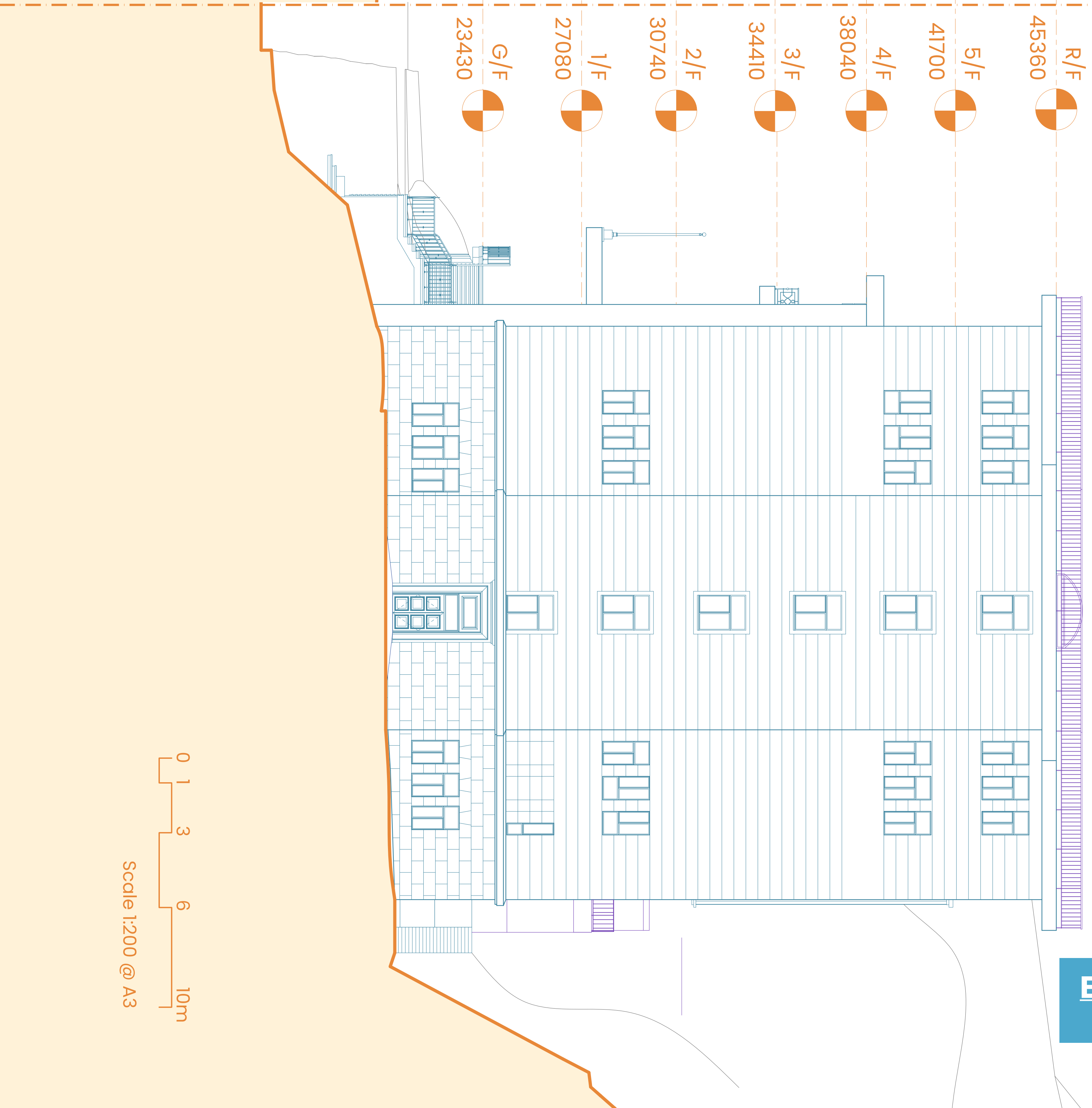
E03 - SOUTH ELEVATION
2020 State



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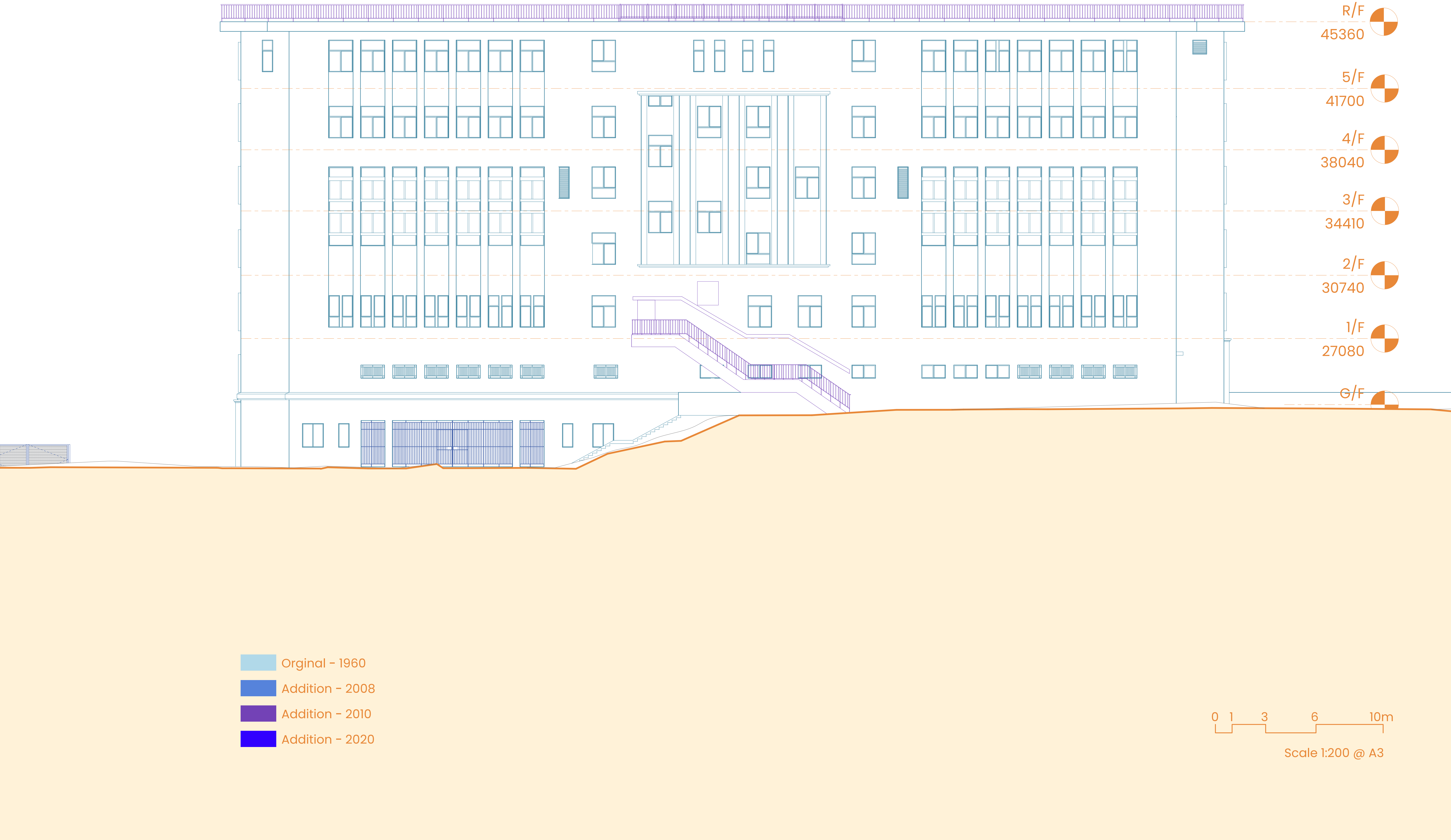
E04 - EAST ELEVATION

2020 State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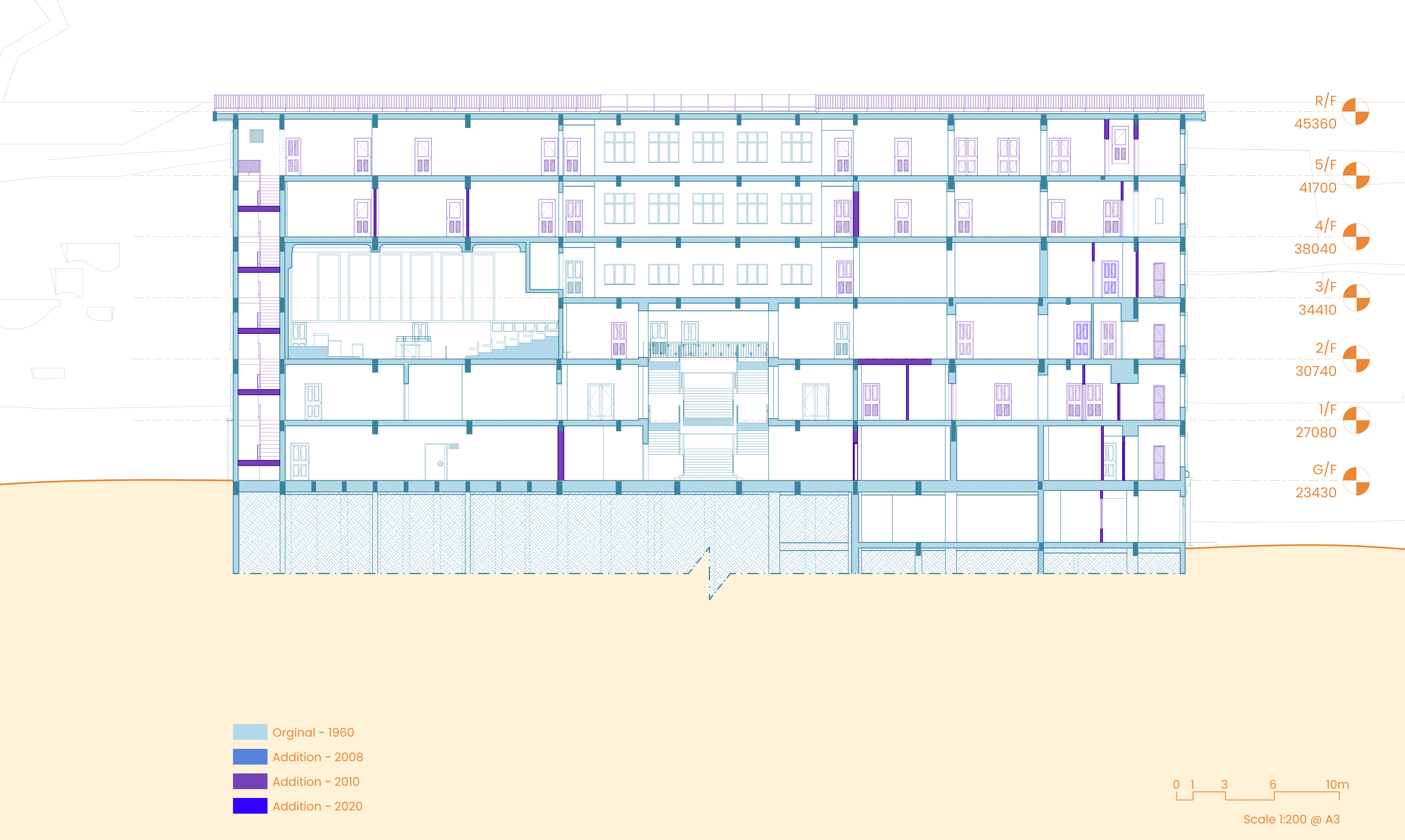
S01 -SECTION A-A’

2020 State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S02 – SECTION B–B’

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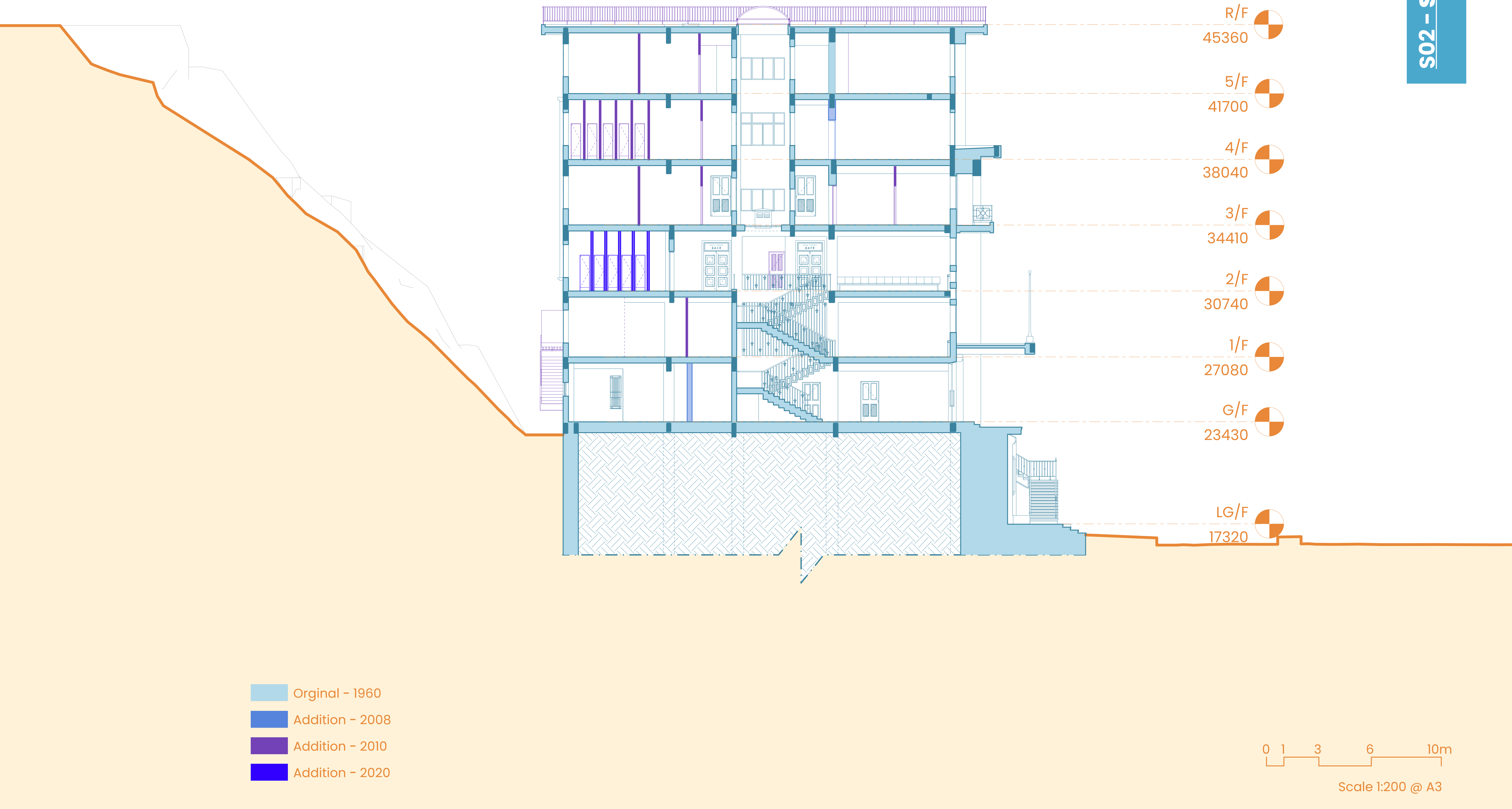
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Historical Timeline

Annex II

HISTORY OF
NORTH KOWLOON MAGISTRACY

FULL SIZE ELEVATION
www.hkmaps.hk
1. SHUMSHUIPO
Fanling Magistracy
粉嶺裁判法院
Western Magistracy
西區裁判法院
Causeway Bay Magistracy
銅鑼灣裁判法院
北九龍裁判司署
NORTH KOWLOON MAGISTRACY
北九龍裁判法院
蘋果日報
不告别
活化歷史建築伙伴計劃 第六期
REVITALISING HISTORIC BUILDINGS THROUGH PARTNERSHIP SCHEME BATCH VI
SCAD HONG KONG

25-220

東漢
East Han

As far back as the East Han dynasty, Sham Shui Po is already inhabited. [i]

1898

2nd Convention of Peking
展拓香港界址專條

Due to the plague, the British recognized the need for a larger space to settle people. They "rented" land from north of Boundary Street to south of Shenzhen River, including Sham Shui Po, for 99 years. [2]

1902

大埔道
Tai Po Road

The construction of Tai Po Road facilitated the connection between Kowloon and the New Territories, passing through Sham Shui Po. [3]

1912

大型填海工程 **Grand Scale Land Reclamation**

Extensive land development in Sham Shui Po District laid the foundation for its future industrial growth. [4]

1927

建設兵營
Barracks Construction

The newly constructed barracks on the reclaimed land became a landmark in the district for an long period. [5]

1934

併入九龍
Incorporated into Kowloon [6]

1941

三年零八個月
Japanese Occupation

In the course of World War II, Hong Kong fell under Imperial Japanese occupation on 25/12/1941, enduring for 3 years and 8 months until Japan's surrender in 15/08/1945. [7]

Dec

攻入九龍
Invasion of Kowloon

Japanese troops launched an attack on Kowloon from the New Territories via Castle Peak Road. [8]

1945 Aug

日本投降
Japan surrendered [9]

1949

國共內戰
Chinese Civil War

After WWII, the Chinese Civil War prompted many to seek refuge in Hong Kong. In 1949, the Chinese Communist Party proclaimed mainland China, triggering political movements that drew even more people to Hong Kong for stability. [10]

1953

石硤尾大火
Shek Kip Mei Fire

On Christmas day in 1953, a destructive fire razed a vast expanse of squatter homes, claiming nearly 60,000 victims. This incident served as a catalyst for the well planned development of public housing and this area of Sham Shui Po. [11]

1957

九龍巡理府遷拆
Demolition of Old Kowloon Magistracy [12]

1958

規劃新的裁判司署
Plan for a New Magistracy

To alleviate the workload of the other Magistracy in Kowloon, a new one was planned and strategically chosen to be situated on Tai Po Road in Shek Kip Mei—a relatively newly developed area. [13]

1960

北九龍裁判法院落成
Completion North Kowloon Magistracy

Designed by Palmer & Turner Architects, a distinguished architectural firm in Asia. [14]

1965

Same Style Same Architect [15]

1965

擴建停車場
Car Park Expansion [16]

1966

天星小輪加價暴動
Star Ferry Riots

The riots erupted in response to a government decision to increase the fare for Star Ferry. The protests escalated into violent clashes with the police. The unrest resulted in the withdrawal of the proposed fare increase. It fostered social awareness and political activism, setting the stage for future political developments. [17]

Jan

新法庭
Introduction of New Courts

With the addition of four new courts in January, bringing the total to eight, the Magistracy assumed a role as the primary court for adjudicating cases related to the riots. [18],[19]

1967

六七暴動
Leftist Riot

Protesters with leftist views causing significant casualties, prompted the government to implement a comprehensive policy aimed at enhancing citizens' livelihoods. [20]

Apr

審理騷亂案件
Adjudication of Leftist Riot

The Magistracy's adjudication marked a critical political event in Hong Kong, witnessing a noteworthy societal shift and reflecting the changes unfolding in the political landscape.

1979

第一收容港
Port of First Asylum

After the fall of Saigon, Hong Kong became the primary asylum for Vietnamese people. The vacant barracks were repurposed as shelters for the incoming refugees. [22]

1990

難民營關閉
Closure of the Refugee Camp

Following the Refugee Camp closure, the land was returned to the government. And the former barracks underwent complete demolition to pave the way for new developments. [23]

1997

主權移交
Transfer of Sovereignty

On July 1, 1997, Hong Kong underwent a sovereignty transfer from British to Chinese rule. The Chinese government committed to maintaining the "one country, two systems" framework until 2046, preserving governance and economic structures. [24]

1998

小販自焚案
Hawker Self-immolation

Jade Hawker 黃大福 was fined and had his jade goods confiscated for blocking the street. Enraged by the outcome, he set himself on fire in court, resulting in his tragic death. This incident prompts a revaluation of fire protection systems in the courts. [25]

2000

南九龍裁判法院關閉
Closure of South Kowloon Magistracy

North Kowloon Magistracy became Kowloon's sole judicial court. [26]

2003

頭號通緝賊王
Most Wanted Robber

The North Kowloon Magistracy presided over the case of the robber with the highest wanted record, marking the most significant case ever processed by the magistracy. [27]

2005

北九龍裁判法院關閉
Closure of the Magistracy

As a result of Magistracy reformation, it necessitated the closure, reducing the total number of Magistracies from 9 to 6. [28]

美荷樓:二級歷史建築
Mei Ho House: Grade 2 Historic Building

A nearby architecture gained Grade 2 historical status in 2005, underscoring its significance in the neighborhood's history. [29]

2006

中環及灣仔填海計劃
Central and Wan Chai Reclamation

People protested the proposed demolition of the British colonial piers by standing on the Star Ferry Pier. Despite their efforts, the demolition proceeded. However, it ignited interest in Hong Kong's heritage, leading to a review of heritage protection policies. [30]

2007

香港歷史建築名單公布
Announcement of Historic Buildings List

An expert group has been assigned to evaluate buildings constructed before or in 1960 in Hong Kong using updated criteria. The establishment of a heritage trust fund aims to secure funds for the preservation and inspections of government-operated historical buildings, including the North Kowloon Magistracy, which is under review for grading. [31]

落實活化計劃
Initiation of Revitalization Scheme

In a collaborative effort with the government and NGOs, a scheme is set to revitalize government-owned heritage structures, reducing vacancy, and improving maintenance for closed-down public buildings. The North Kowloon Magistracy has been chosen in the initial phase of the scheme. [32]

2009

二級歷史建築
Grade 2 Historic Buliding

On December 18, 2009, the North Kowloon Magistracy was officially confirmed as a Grade 2 historic building, recognizing its special value as a regional structure that embodies the spirit of the rule of law during Hong Kong's colonial era. [33]

批准薩凡納藝術設計學院提案
Approval of SCAD-HK Proposal

In the same year, Savannah College of Arts and Design obtained the right to use the historic North Kowloon Magistrates Court building, embarking on a revitalization project with a cost of HKD 150 million. [34]

2010

薩凡納藝術設計學院啟用
Opening of SCAD-HK

Savannah University of Art and Design (Hong Kong) provides a diverse range of degree programs in art and design, all registered and accredited by the Education Bureau. [35]

2011

聯合國教科文組織亞太區文物古蹟保護獎
UNESCO Asia-Pacific Heritage Awards for Culture Heritage Conservation

Honored in 2011, the adaptive reuse project highlights potential in repurposing public buildings, setting a model for successful public-private collaboration in the reusing heritage. [36]

2020

Closure of SCAD-HK
薩凡納藝術設計學院關閉

SCAD faces chronic under-enrollment, resulting in annual financial deficits. In the 2019/20 academic year, only 156 undergraduate freshmen enrolled, half the expected target of 300, prompting a decision to cease losses. [37]

第六期活化計劃
Batch VI of Revitalisation Scheme

Following the college's closure, the former magistracy was re-listed in the Revitalisation Scheme, signaling a renewed effort to repurpose the historic structure. [38]

2022

北九。將來
NK Future

In the sixth batch of the Revitalisation Scheme, NK Future was selected again for revitalization. The Former Magistracy is set to be transformed into a judicial education museum, with an anticipated opening in 2026. [39]

2023

毒舌大狀
A Guilty Conscience

The highest-grossing Cantonese film in Hong Kong, featuring court scenes shot in this location. [40]

North Kowloon Magistracy: North Kowloon Magistracy [1960-2005]; Vacant for the 1st Time [2005-2010]; Savannah University of Art and Design (Hong Kong) [2010-2020]; Vacant for the 2nd Time [2020-Present]

Sham Sui Po: Urban Development [1912]

Hong Kong: British Colonial Hong Kong [1841-1941]; Japanese Pccupation [1941-1945]; British Colonial Hong Kong [1945-1997]; Special Administrative Region of the People's Republic of China [1997-Present]

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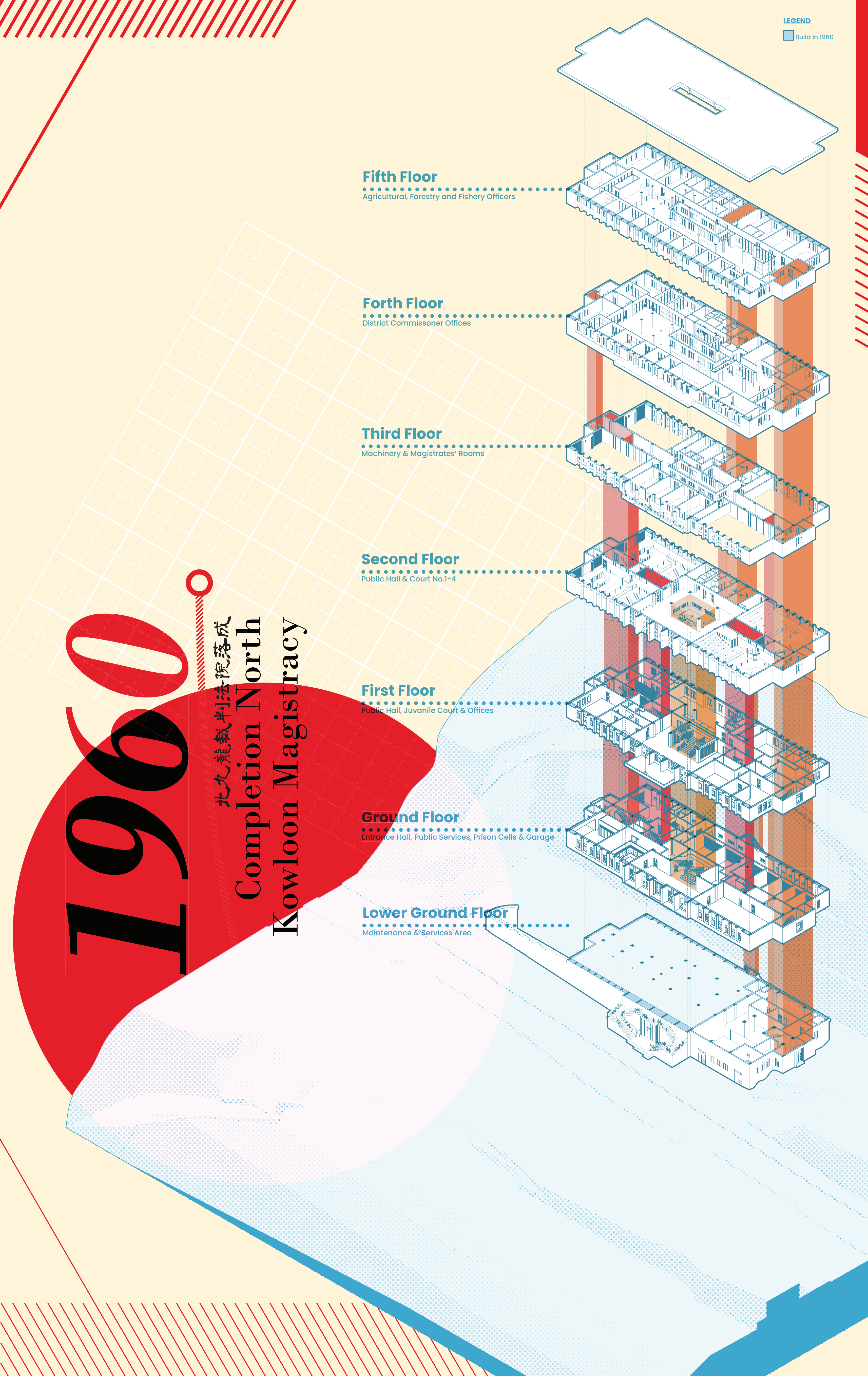
1960

Completion North Kowloon Magistracy

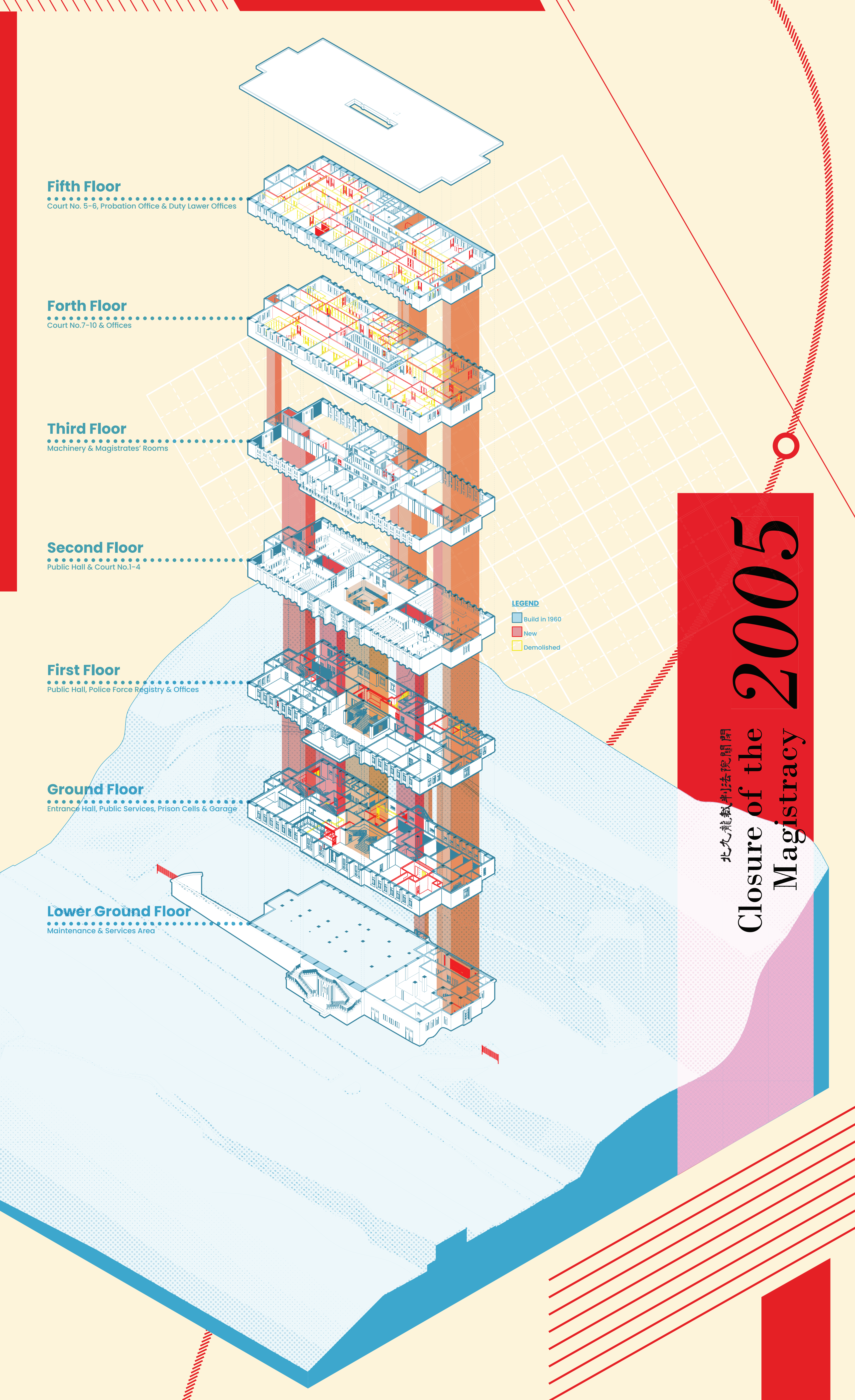
北九龍裁判法院落成


LEGEND
Build in 1960
Fifth Floor
Agricultural, Forestry and Fishery Officers
Forth Floor
District Commissoner Offices
Third Floor
Machinery & Magistrates' Rooms
Second Floor
Public Hall & Court No.1-4
First Floor
Public Hall, Juvanile Court & Offices
Ground Floor
Entrance Hall, Public Services, Prison Cells & Garage
Lower Ground Floor
Maintenance & Services Area

2005

Closure of the Magistracy

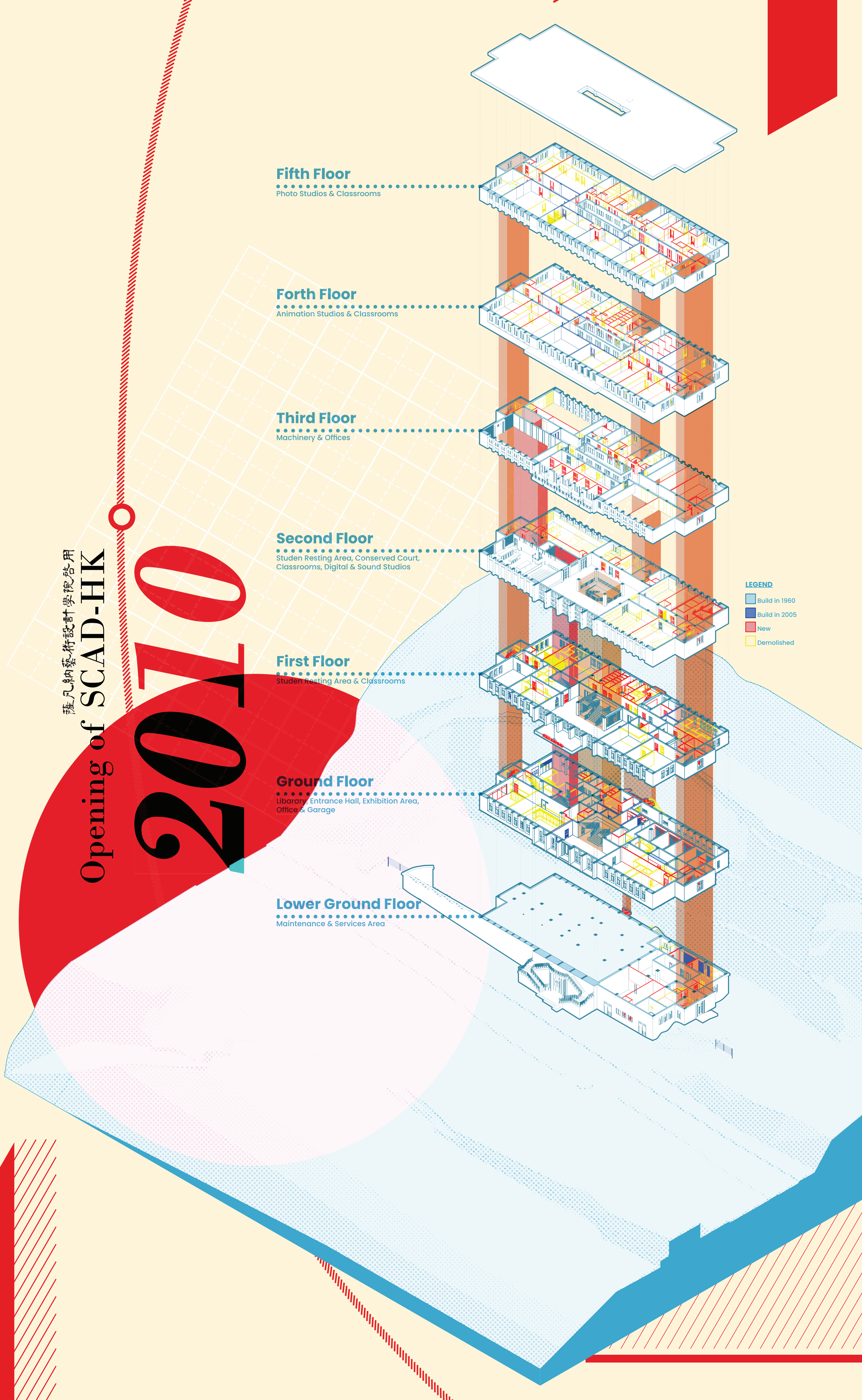
北九龍裁判法院關閉


Fifth Floor
Court No. 5-6, Probation Office & Duty Lawer Offices
Forth Floor
Court No.7-10 & Offices
Third Floor
Machinery & Magistrates' Rooms
Second Floor
Public Hall & Court No.1-4
First Floor
Public Hall, Police Force Registry & Offices
Ground Floor
Entrance Hall, Public Services, Prison Cells & Garage
Lower Ground Floor
Maintenance & Services Area
LEGEND
Build in 1960
New
Demolished

2010

Opening of SCAD-HK

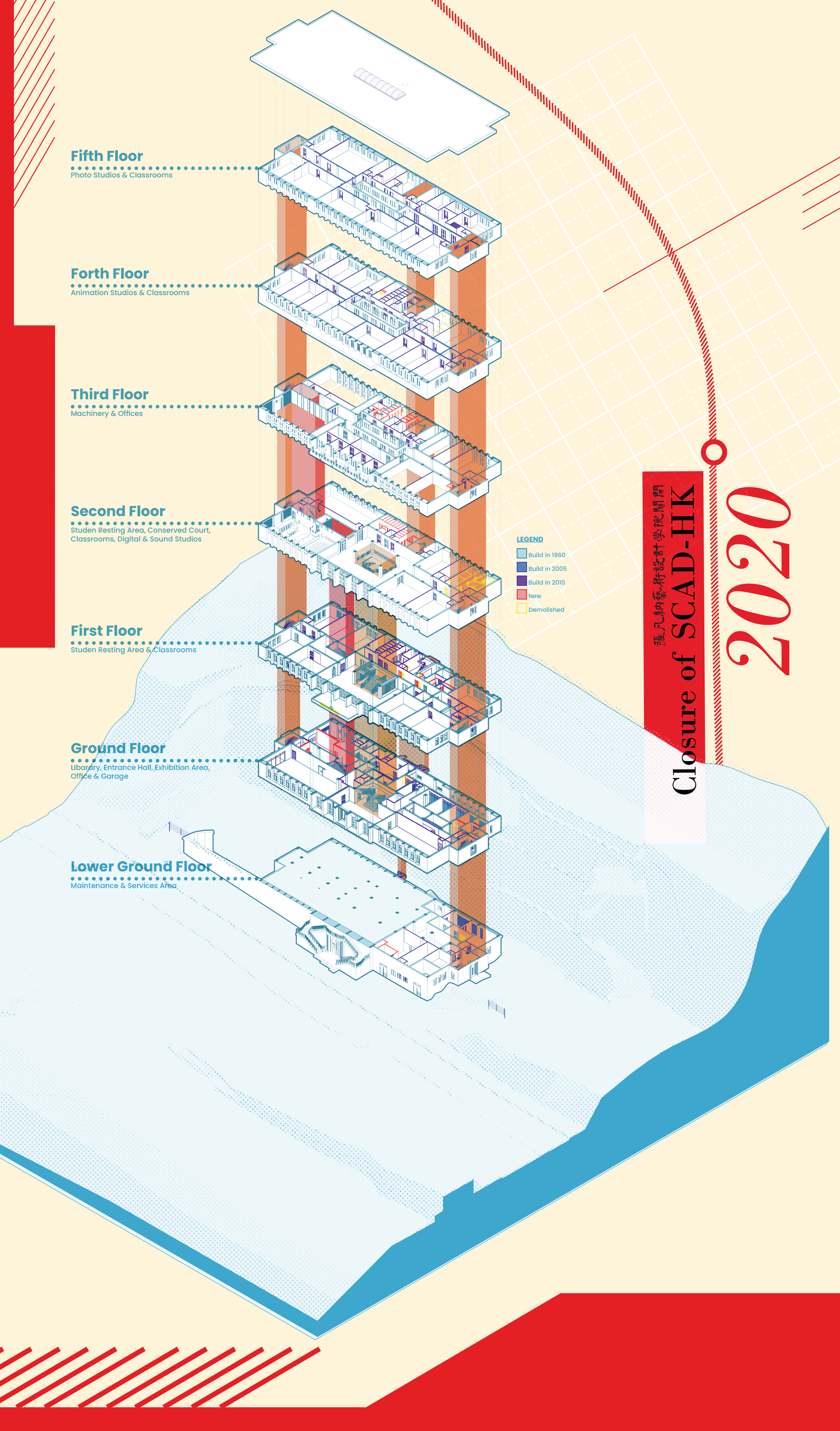
薩凡納藝術設計學院啟用


Fifth Floor
Photo Studios & Classrooms
Forth Floor
Animation Studios & Classrooms
Third Floor
Machinery & Offices
Second Floor
Studen Resting Area, Conserved Court, Classrooms, Digital & Sound Studios
First Floor
Studen Resting Area & Classrooms
Ground Floor
Libarary, Entrance Hall, Exhibition Area, Office & Garage
Lower Ground Floor
Maintenance & Services Area
LEGEND
Build in 1960
Build in 2005
New
Demolished

2020

Closure of SCAD-HK

薩凡納藝術設計學院關閉


Fifth Floor
Photo Studios & Classrooms
Forth Floor
Animation Studios & Classrooms
Third Floor
Machinery & Offices
Second Floor
Studen Resting Area, Conserved Court, Classrooms, Digital & Sound Studios
First Floor
Studen Resting Area & Classrooms
Ground Floor
Libarary, Entrance Hall, Exhibition Area, Office & Garage
Lower Ground Floor
Maintenance & Services Area
LEGEND
Build in 1960
Build in 2005
Build in 2010
New
Demolished

Real Estate Listing

Annex III

Rental Residential

Rent (HKD)	Area (ft²)	Area (m²)	Rent (HKD/m²)	No. of Bedroom	Level	Elevator	Private Bathroom	Private Kitchen	Subdivided Flat	Estate Entry Year	Building Age	Address	Post Created	Link
32000	532	49.42	647.45	2	High Floor	Y	Y	Open Kitchen	N	2017	7	匯璽(2A期)	9/20/2024	https://www.28hse.com/rent/residential/property-3181802
18200	521	48.40	376.01	2	Low Floor	Y	Y	Open Kitchen	N	1988	36	太子中心	9/1/2024	https://www.28hse.com/rent/residential/property-3128026
19200	499	46.36	414.16	2	Mid Floor	Y	Y	Open Kitchen	N	2021	3	愛海頌	9/6/2024	https://www.28hse.com/rent/residential/property-3099401
16000	499	46.36	345.14	3	High Floor	Y	Y	Y	N	1968	56	肇義樓	9/14/2024	https://www.28hse.com/rent/residential/property-3175941
21000	473	43.94	477.89	2	High Floor	Y	Y	Y	N	2012	12	景怡峰	8/30/2024	https://www.28hse.com/rent/residential/property-3159854
27500	461	42.83	642.10	2	Mid Floor	Y	Y	Open Kitchen	N	2019	5	匯璽III(5期)	9/4/2024	https://www.28hse.com/rent/residential/property-3164515
14800	452	41.99	352.45	2	Mid Floor	Y	Y	Y	N	1964	60	龍華大廈	8/30/2024	https://www.28hse.com/rent/residential/property-3158746
14900	452	41.99	354.83	2	Mid Floor	N	Y	Y	N	1964	60	龍華大廈	9/11/2024	https://www.28hse.com/rent/residential/property-3171881
16500	442	41.06	401.82	2	Mid Floor	Y	Y	Y	N	2003	21	合源樓	8/31/2024	https://www.28hse.com/rent/residential/property-3160808
25600	440	40.88	626.26	2	Mid Floor	Y	Y	Open Kitchen	N	2017	7	匯璽(2A期)	9/2/2024	https://www.28hse.com/rent/residential/property-3162809
27000	440	40.88	660.51	2	Mid Floor	Y	Y	Open Kitchen	N	2017	7	匯璽(2A期)	9/24/2024	https://www.28hse.com/rent/residential/property-3185833
19000	438	40.69	466.93	2	High Floor	Y	Y	Open Kitchen	N	2020	4	一號九龍道	9/2/2024	https://www.28hse.com/rent/residential/property-3162536
16500	424	39.39	418.88	2	Mid Floor	Y	Y	Open Kitchen	N	2003	21	悅海軒	8/31/2024	https://www.28hse.com/rent/residential/property-3160386
15500	412	38.28	404.95	3	High Floor	Y	Y	Open Kitchen	N	1965	59	文海樓	9/11/2024	https://www.28hse.com/rent/residential/property-3138986
27000	411	38.18	707.12	2	Mid Floor	Y	Y	Open Kitchen	N	2017	7	匯璽(2A期)	9/10/2024	https://www.28hse.com/rent/residential/property-3171402
14800	407	37.81	391.41	2	Low Floor	Y	Y	Y	N	1988	36	海祥大廈	9/13/2024	https://www.28hse.com/rent/residential/property-3175157
13500	406	37.72	357.91	2	Mid Floor	Y	Y	Y	N	1971	53	昌華新樓	9/23/2024	https://www.28hse.com/rent/residential/property-3184238
13800	405	37.63	366.77	2	Mid Floor	Y	Y	Y	N	1975	49	永勝大樓	9/17/2024	https://www.28hse.com/rent/residential/property-3178370
13800	397	36.88	374.16	2	Mid Floor	Y	Y	N	Y	1965	59	楓華樓	9/10/2024	https://www.28hse.com/rent/residential/property-3171270
14500	396	36.79	394.13	2	High Floor	Y	Y	Y	N	1980	44	仁寶大廈	9/2/2024	https://www.28hse.com/rent/residential/property-3162290
13000	390	36.23	358.80	2	Mid Floor	Y	Y	Y	N	1964	60	恆順大樓	9/7/2024	https://www.28hse.com/rent/residential/property-3168553
23000	381	35.40	649.79	1	Mid Floor	Y	Y	Open Kitchen	N	2019	5	匯璽III(5期)	9/23/2024	https://www.28hse.com/rent/residential/property-3184612
22500	380	35.30	637.34	1	Mid Floor	Y	Y	Open Kitchen	N	2019	5	匯璽III(5期)	9/11/2024	https://www.28hse.com/rent/residential/property-3172170

Rent (HKD)	Area (ft²)	Area (m²)	Rent (HKD/m²)	No. of Bedroom	Level	Elevator	Private Bathroom	Private Kitchen	Subdivided Flat	Estate Entry Year	Building Age	Address	Post Created	Link
13800	380	35.30	390.90	2	Low Floor	Y	Y	Y	N	1965	59	長安大廈	9/14/2024	https://www.28hse.com/rent/residential/property-3175442
16000	375	34.84	459.26	1	Mid Floor	Y	Y	Open Kitchen	N	2014	10	丰滙	8/30/2024	https://www.28hse.com/rent/residential/property-3158784
14000	372	34.56	405.09	2	Low Floor	N	Y	Open Kitchen	N	1966	58	昌遠大廈	9/16/2024	https://www.28hse.com/rent/residential/property-3178028
15800	365	33.91	465.94	2	Mid Floor	Y	Y	Y	N	2008	16	喜居	9/1/2024	https://www.28hse.com/rent/residential/property-3161718
13000	364	33.82	384.43	2	Mid Floor	N	Y	Y	N	1966	58	大安樓	8/31/2024	https://www.28hse.com/rent/residential/property-3160291
14800	364	33.82	437.65	2	Low Floor	Y	Y	Y	N	1987	37	嘉美中心	9/10/2024	https://www.28hse.com/rent/residential/property-3171269
14500	362	33.63	431.15	2	Mid Floor	Y	Y	Y	N	1980	44	榮利大廈	9/19/2024	https://www.28hse.com/rent/residential/property-3179919
13800	362	33.63	410.34	1	Mid Floor	Y	Y	Y	N	1997	27	福年大廈	9/20/2024	https://www.28hse.com/rent/residential/property-3182153
14500	362	33.63	431.15	2	Mid Floor	Y	Y	Y	N	1980	44	榮利大廈	9/24/2024	https://www.28hse.com/rent/residential/property-3185062
20000	360	33.45	598.00	1	Low Floor	Y	Y	Open Kitchen	N	2019	5	匯璽III(5期)	8/30/2024	https://www.28hse.com/rent/residential/property-3158786
20000	360	33.45	598.00	1	Low Floor	Y	Y	Open Kitchen	N	2019	5	匯璽III(5期)	9/1/2024	https://www.28hse.com/rent/residential/property-3161598
21000	356	33.07	634.95	1	Mid Floor	Y	Y	Open Kitchen	N	2019	5	匯璽III(5期)	9/20/2024	https://www.28hse.com/rent/residential/property-3128665
20900	353	32.79	637.30	1	High Floor	Y	Y	Open Kitchen	N	2019	5	匯璽III(5期)	9/3/2024	https://www.28hse.com/rent/residential/property-3164365
22000	352	32.70	672.74	1	High Floor	Y	Y	Open Kitchen	N	2017	7	匯璽(2A期)	9/2/2024	https://www.28hse.com/rent/residential/property-3162638
20000	352	32.70	611.59	1	Mid Floor	Y	Y	Open Kitchen	N	2017	7	匯璽II(3期)	9/4/2024	https://www.28hse.com/rent/residential/property-3164948
19000	352	32.70	581.01	1	Low Floor	Y	Y	Open Kitchen	N	2017	7	匯璽(2A期)	9/6/2024	https://www.28hse.com/rent/residential/property-3166973
19000	350	32.52	584.33	1	Low Floor	Y	Y	Open Kitchen	N	2019	5	匯璽III(5期)	8/28/2024	https://www.28hse.com/rent/residential/property-3157416
19000	350	32.52	584.33	1	Low Floor	Y	Y	Open Kitchen	N	2019	5	匯璽III(5期)	9/12/2024	https://www.28hse.com/rent/residential/property-3174185
21000	350	32.52	645.83	1	Low Floor	Y	Y	Open Kitchen	N	2017	7	匯璽(2A期)	9/12/2024	https://www.28hse.com/rent/residential/property-3173454
19200	350	32.52	590.48	1	Low Floor	Y	Y	Open Kitchen	N	2019	5	匯璽III(5期)	9/16/2024	https://www.28hse.com/rent/residential/property-3177557
21000	350	32.52	645.83	1	Low Floor	Y	Y	Open Kitchen	N	2019	5	匯璽III(5期)	9/17/2024	https://www.28hse.com/rent/residential/property-3178520
21000	350	32.52	645.83	1	Low Floor	Y	Y	Open Kitchen	N	2019	5	匯璽III(5期)	9/19/2024	https://www.28hse.com/rent/residential/property-3180655
19000	350	32.52	584.33	1	Mid Floor	Y	Y	Open Kitchen	N	2017	7	匯璽II(3期)	9/23/2024	https://www.28hse.com/rent/residential/property-3184677
20800	349	32.42	641.52	1	Low Floor	Y	Y	Open Kitchen	N	2017	7	匯璽II(3期)	8/28/2024	https://www.28hse.com/rent/residential/property-3157242

Rent (HKD)	Area (ft^2)	Area (m^2)	Rent (HKD/m^2)	No. of Bedroom	Level	Elevator	Private Bathroom	Private Kitchen	Subdivided Flat	Estate Entry Year	Building Age	Address	Post Created	Link
20500	349	32.42	632.26	1	Mid Floor	Y	Y	Open Kitchen	N	2019	5	匯璽III(5期)	9/7/2024	https://www.28hse.com/rent/residential/property-3168427
13500	339	31.49	428.65	1	Mid Floor	Y	Y	Y	N	1988	36	順發大廈	8/27/2024	https://www.28hse.com/rent/residential/property-3156204
16500	339	31.49	523.91	2	High Floor	Y	Y	Y	N	2001	23	West Park	9/20/2024	https://www.28hse.com/rent/residential/property-3180994
15800	336	31.22	506.16	1	High Floor	Y	Y	Y	N	2008	16	時尚華庭	9/2/2024	https://www.28hse.com/rent/residential/property-3162109
16500	336	31.22	528.58	1	High Floor	Y	Y	Y	N	2008	16	時尚華庭	9/11/2024	https://www.28hse.com/rent/residential/property-3172767
16000	333	30.94	517.18	2	High Floor	Y	Y	Open Kitchen	N	2001	23	West Park	9/7/2024	https://www.28hse.com/rent/residential/property-3167525
14800	329	30.57	484.21	1	High Floor	Y	Y	Y	N	1996	28	太子軒	9/6/2024	https://www.28hse.com/rent/residential/property-3167354
16500	326	30.29	544.80	2	High Floor	Y	Y	Open Kitchen	N	2001	23	West Park	9/19/2024	https://www.28hse.com/rent/residential/property-3180931
10000	325	30.19	331.20	2	Low Floor	N	Y	Open Kitchen	N	1974	50	金倫閣	8/30/2024	https://www.28hse.com/rent/residential/property-3159832
14800	320	29.73	497.83	3	Low Floor	N	Y	Y	N	1968	56	華寶樓	8/30/2024	https://www.28hse.com/rent/residential/property-3158984
13100	320	29.73	440.65	2	Low Floor	Y	Y	Open Kitchen	N	1991	33	好時閣	9/16/2024	https://www.28hse.com/rent/residential/property-3178274
12500	311	28.89	432.63	2	N/A	Y	Y	Y	N	2001	23	明輝大廈	9/1/2024	https://www.28hse.com/rent/residential/property-3161764
7200	310	28.80	250.00	2	N/A	N	N	Open Kitchen	Y	2019	5	福安大廈	9/13/2024	https://www.28hse.com/rent/residential/property-3175350
12900	309	28.71	449.37	2	Mid Floor	Y	Y	Y	N	1959	65	荔枝角道194-196號	9/6/2024	https://www.28hse.com/rent/residential/property-3166488
16300	306	28.43	573.37	1	High Floor	Y	Y	Open Kitchen	N	2009	15	海峯	8/31/2024	https://www.28hse.com/rent/residential/property-3160918
15900	306	28.43	559.30	1	High Floor	Y	Y	Open Kitchen	N	2009	15	海峰	9/6/2024	https://www.28hse.com/rent/residential/property-3166532
15900	306	28.43	559.30	1	High Floor	Y	Y	Open Kitchen	N	2009	15	海峰	9/6/2024	https://www.28hse.com/rent/residential/property-3167337
12800	306	28.43	450.26	2	Mid Floor	Y	Y	Y	N	1977	47	寶豪大樓	9/12/2024	https://www.28hse.com/rent/residential/property-3173292
12900	306	28.43	453.77	2	Mid Floor	Y	Y	Y	N	1977	47	寶豪大樓	9/19/2024	https://www.28hse.com/rent/residential/property-3180418
12900	305	28.34	455.26	2	Mid Floor	Y	Y	Y	N	1977	47	寶豪大樓	9/19/2024	https://www.28hse.com/rent/residential/property-3180702
18000	301	27.96	643.69	1	Mid Floor	Y	Y	Open Kitchen	N	2020	4	一號九龍道	9/3/2024	https://www.28hse.com/rent/residential/property-3164313
11000	300	27.87	394.68	1	Mid Floor	N	Y	Y	N	1976	48	石安大廈	8/31/2024	https://www.28hse.com/rent/residential/property-3160079
13500	295	27.41	492.59	2	High Floor	Y	Y	Y	N	1979	45	成都大廈	9/12/2024	https://www.28hse.com/rent/residential/property-3173426
12000	292	27.13	442.35	2	High Floor	Y	Y	Y	N	1991	33	銀海大廈	9/8/2024	https://www.28hse.com/rent/residential/property-3169556
12000	291	27.03	443.87	1	Low Floor	Y	Y	Y	N	1990	34	順興閣	9/4/2024	https://www.28hse.com/rent/residential/property-3131587

Rent (HKD)	Area (ft²)	Area (m²)	Rent (HKD/m²)	No. of Bedroom	Level	Elevator	Private Bathroom	Private Kitchen	Subdivided Flat	Estate Entry Year	Building Age	Address	Post Created	Link
12000	291	27.03	443.87	1	Low Floor	Y	Y	Y	N	1990	34	順興閣	9/10/2024	https://www.28hse.com/rent/residential/property-3171450
12800	290	26.94	475.10	2	Mid Floor	Y	Y	Open Kitchen	N	1992	32	慧賢閣	9/3/2024	https://www.28hse.com/rent/residential/property-3164095
12800	290	26.94	475.10	2	Mid Floor	Y	Y	Open Kitchen	N	1992	32	慧賢閣	9/23/2024	https://www.28hse.com/rent/residential/property-3184761
12800	284	26.38	485.13	2	N/A	Y	Y	Y	N	1980	44	安發大廈	8/26/2024	https://www.28hse.com/rent/residential/property-2903262
13500	284	26.38	511.66	1	Mid Floor	Y	Y	Open Kitchen	N	1981	43	威信大廈	9/3/2024	https://www.28hse.com/rent/residential/property-3163575
12800	284	26.38	485.13	2	Mid Floor	Y	Y	Y	N	1980	44	安發大廈	9/14/2024	https://www.28hse.com/rent/residential/property-3176139
13000	281	26.11	497.97	2	Low Floor	Y	Y	Y	N	1966	58	兩洲大廈	9/7/2024	https://www.28hse.com/rent/residential/property-3167936
13000	281	26.11	497.97	2	Low Floor	N	Y	Y	N	1966	58	兩洲大廈	9/14/2024	https://www.28hse.com/rent/residential/property-3175609
10000	280	26.01	384.43	2	Low Floor	Y	Y	Y	N	1971	53	保良局少清大廈	9/15/2024	https://www.28hse.com/rent/residential/property-3177198
8800	280	26.01	338.29	0	High Floor	N	Y	Open Kitchen	N	1963	61	宇宙大廈	9/16/2024	https://www.28hse.com/rent/residential/property-3177687
16500	279	25.92	636.58	0	Low Floor	Y	Y	Open Kitchen	N	2019	5	匯璽III(5期)	8/30/2024	https://www.28hse.com/rent/residential/property-1600631
11500	277	25.73	446.88	2	High Floor	Y	Y	Y	N	1986	38	裕成大廈	8/28/2024	https://www.28hse.com/rent/residential/property-3157321
16800	276	25.64	655.19	0	Mid Floor	Y	Y	Open Kitchen	N	2019	5	匯璽III(5期)	9/6/2024	https://www.28hse.com/rent/residential/property-3167286
16800	273	25.36	662.39	0	Mid Floor	Y	Y	Open Kitchen	N	2019	5	匯璽III(5期)	8/30/2024	https://www.28hse.com/rent/residential/property-3159133
17000	273	25.36	670.28	0	Mid Floor	Y	Y	Open Kitchen	N	2019	5	匯璽III(5期)	9/11/2024	https://www.28hse.com/rent/residential/property-3172118
16800	273	25.36	662.39	0	Mid Floor	Y	Y	Open Kitchen	N	2019	5	匯璽III(5期)	9/12/2024	https://www.28hse.com/rent/residential/property-3173223
13800	273	25.36	544.11	1	Low Floor	Y	Y	Open Kitchen	N	2010	14	御匯	9/20/2024	https://www.28hse.com/rent/residential/property-3181893
16500	272	25.27	652.96	0	High Floor	Y	Y	Open Kitchen	N	2017	7	匯璽(2A期)	8/30/2024	https://www.28hse.com/rent/residential/property-3159886
1700	272	25.27	67.27	0	Mid Floor	Y	Y	Open Kitchen	N	2017	7	匯璽II(3期)	9/2/2024	https://www.28hse.com/rent/residential/property-3162648
10000	272	25.27	395.73	2	High Floor	Y	Y	Y	N	1986	38	裕成大廈	9/17/2024	https://www.28hse.com/rent/residential/property-3178918
16800	271	25.18	667.28	1	High Floor	Y	Y	Open Kitchen	N	2019	5	匯璽III(5期)	9/21/2024	https://www.28hse.com/rent/residential/property-3182458
16800	270	25.08	669.75	0	Low Floor	Y	Y	Open Kitchen	N	2017	7	匯璽II(3期)	8/27/2024	https://www.28hse.com/rent/residential/property-3156241
16500	270	25.08	657.79	1	Low Floor	Y	Y	Open Kitchen	N	2017	7	匯璽II(3期)	9/12/2024	https://www.28hse.com/rent/residential/property-3173084
16000	270	25.08	637.86	0	Low Floor	Y	Y	Open Kitchen	N	2017	7	匯璽II(3期)	9/23/2024	https://www.28hse.com/rent/residential/property-3184662

Rent (HKD)	Area (ft²)	Area (m²)	Rent (HKD/m²)	No. of Bedroom	Level	Elevator	Private Bathroom	Private Kitchen	Subdivided Flat	Estate Entry Year	Building Age	Address	Post Created	Link
18500	257	23.88	774.83	0	High Floor	Y	Y	Open Kitchen	N	2019	5	匯璽III(5期)	9/15/2024	https://www.28hse.com/rent/residential/property-3176928
9800	256	23.78	412.06	1	High Floor	Y	Y	Open Kitchen	N	1990	34	高明大廈	9/22/2024	https://www.28hse.com/rent/residential/property-3183961
10500	255	23.69	443.22	1	High Floor	Y	Y	Y	N	1980	44	福田大廈	9/9/2024	https://www.28hse.com/rent/residential/property-2209782
10000	255	23.69	422.11	1	High Floor	Y	Y	Y	N	1986	38	迦南大廈	9/20/2024	https://www.28hse.com/rent/residential/property-3181735
10500	255	23.69	443.22	1	High Floor	Y	Y	Y	N	1986	38	迦南大廈	9/25/2024	https://www.28hse.com/rent/residential/property-3186887
11000	254	23.60	466.15	2	Low Floor	Y	Y	Y	N	1980	44	福田大廈	9/23/2024	https://www.28hse.com/rent/residential/property-2270203
7000	250	23.23	301.39	2	7	N	Y	Y	N	1962	62	北河街92-94號	9/5/2024	https://www.28hse.com/rent/residential/property-3166319
11500	250	23.23	495.14	1	Mid Floor	Y	Y	Y	N	1996	28	溫馨閣	9/9/2024	https://www.28hse.com/rent/residential/property-3169897
14800	249	23.13	639.78	0	High Floor	Y	Y	Open Kitchen	N	2021	3	Ava 228	9/3/2024	https://www.28hse.com/rent/residential/property-3164058
14000	248	23.04	607.64	1	Low Floor	Y	Y	Open Kitchen	N	2021	3	Ava 228	8/28/2024	https://www.28hse.com/rent/residential/property-3157815
9900	245	22.76	434.95	1	Mid Floor	Y	Y	Y	N	1992	32	安居閣	9/24/2024	https://www.28hse.com/rent/residential/property-3185667
14800	239	22.20	666.55	1	High Floor	Y	Y	Open Kitchen	N	2021	3	Ava 228	9/1/2024	https://www.28hse.com/rent/residential/property-3161848
15300	239	22.20	689.07	1	High Floor	Y	Y	Open Kitchen	N	2021	3	Ava 228	9/17/2024	https://www.28hse.com/rent/residential/property-3140479
12800	239	22.20	576.48	1	High Floor	Y	Y	Y	N	1979	45	嘉安大樓	9/17/2024	https://www.28hse.com/rent/residential/property-3178377
14800	239	22.20	666.55	1	High Floor	Y	Y	Open Kitchen	N	2021	3	Ava 228	9/25/2024	https://www.28hse.com/rent/residential/property-3186243
13800	238	22.11	624.13	1	Low Floor	Y	Y	Open Kitchen	N	2021	3	Ava 228	9/4/2024	https://www.28hse.com/rent/residential/property-3164833
15000	238	22.11	678.40	1	High Floor	Y	Y	Open Kitchen	N	2021	3	Ava 228	9/18/2024	https://www.28hse.com/rent/residential/property-3179278
12500	238	22.11	565.33	2	High Floor	Y	Y	Y	N	1982	42	榮安大廈	9/25/2024	https://www.28hse.com/rent/residential/property-3186230
13800	236	21.93	629.42	1	Low Floor	Y	Y	Open Kitchen	N	2021	3	Ava 228	9/17/2024	https://www.28hse.com/rent/residential/property-3178386
8750	230	21.37	409.50	2	Mid Floor	N	Y	Y	N	1955	69	通州街292號	9/13/2024	https://www.28hse.com/rent/residential/property-3175222
10500	230	21.37	491.40	1	N/A	Y	Y	Y	N	1970	54	順景大廈	9/13/2024	https://www.28hse.com/rent/residential/property-3174456
7300	230	21.37	341.64	1	Low Floor	N	Y	Open Kitchen	N	1962	62	協群樓	9/24/2024	https://www.28hse.com/rent/residential/property-1159502
8900	230	21.37	416.52	0	High Floor	Y	Y	N	Y	1964	60	福安樓	9/17/2024	https://www.28hse.com/rent/residential/property-3178896
12500	228	21.18	590.13	0	Mid Floor	Y	Y	Open Kitchen	N	2023	1	喜·揚	8/29/2024	https://www.28hse.com/rent/residential/property-3157774

Rent (HKD)	Area (ft²)	Area (m²)	Rent (HKD/m²)	No. of Bedroom	Level	Elevator	Private Bathroom	Private Kitchen	Subdivided Flat	Estate Entry Year	Building Age	Address	Post Created	Link
12500	228	21.18	590.13	0	Mid Floor	Y	Y	Open Kitchen	N	2023	1	喜·揚	9/3/2024	https://www.28hse.com/rent/residential/property-3164100
12500	228	21.18	590.13	0	Mid Floor	Y	Y	Open Kitchen	N	2023	1	喜·揚	9/5/2024	https://www.28hse.com/rent/residential/property-3166399
13000	228	21.18	613.73	0	High Floor	Y	Y	Y	N	1979	45	成都大廈	9/8/2024	https://www.28hse.com/rent/residential/property-3169060
8300	225	20.90	397.07	0	6	N	Y	Open Kitchen	N	1965	59	鴨寮街4-6號	9/13/2024	https://www.28hse.com/rent/residential/property-3174466
10000	225	20.90	478.40	2	Mid Floor	Y	Y	Y	N	1979	45	嘉榮大廈	9/23/2024	https://www.28hse.com/rent/residential/property-3184292
9800	224	20.81	470.92	1	Mid Floor	Y	Y	Y	N	1993	31	如意大廈	9/2/2024	https://www.28hse.com/rent/residential/property-3163002
12800	224	20.81	615.08	2	High Floor	Y	Y	Open Kitchen	N	1994	30	永富大廈	9/19/2024	https://www.28hse.com/rent/residential/property-3179915
13000	224	20.81	624.69	2	High Floor	Y	Y	Y	N	1994	30	永富大廈	9/21/2024	https://www.28hse.com/rent/residential/property-3182971
11500	220	20.44	562.66	1	High Floor	Y	Y	Y	N	1979	45	成都大廈	9/4/2024	https://www.28hse.com/rent/residential/property-3165147
8760	220	20.44	428.60	2	3	N	Y	Open Kitchen	N	1955	69	通州街292號	9/11/2024	https://www.28hse.com/rent/residential/property-3172709
7300	220	20.44	357.17	1	Low Floor	N	Y	Open Kitchen	Y	1967	57	鴨寮街 241號	9/3/2024	https://www.28hse.com/rent/residential/property-1650020
12800	217	20.16	634.92	0	Low Floor	Y	Y	Y	N	2014	10	晉嶺	9/8/2024	https://www.28hse.com/rent/residential/property-3169140
10000	217	20.16	496.03	1	Mid Floor	Y	Y	Y	N	1998	26	昌輝大樓	9/8/2024	https://www.28hse.com/rent/residential/property-3066866
12800	217	20.16	634.92	0	Mid Floor	Y	Y	Open Kitchen	N	2014	10	晉嶺	9/20/2024	https://www.28hse.com/rent/residential/property-3181451
13800	212	19.70	700.67	0	High Floor	Y	Y	Open Kitchen	N	2023	1	佳悅	8/29/2024	https://www.28hse.com/rent/residential/property-3158368
11000	212	19.70	558.50	0	Mid Floor	Y	Y	Open Kitchen	N	1989	35	裕興大廈	9/8/2024	https://www.28hse.com/rent/residential/property-3169551
9800	212	19.70	497.58	2	Mid Floor	N	Y	Y	N	1982	42	豐年閣	9/14/2024	https://www.28hse.com/rent/residential/property-3176048
12000	207	19.23	623.99	0	High Floor	Y	Y	Open Kitchen	N	2018	6	海柏匯	8/31/2024	https://www.28hse.com/rent/residential/property-3160323
13000	206	19.14	679.28	0	Mid Floor	Y	Y	Open Kitchen	N	2023	1	喜·揚	9/4/2024	https://www.28hse.com/rent/residential/property-3165364
12000	206	19.14	627.02	0	High Floor	Y	Y	Open Kitchen	N	2018	6	海柏匯	9/21/2024	https://www.28hse.com/rent/residential/property-3182451
9000	205	19.05	472.56	0	High Floor	N	Y	Y	N	1979	45	仁禮大廈	8/30/2024	https://www.28hse.com/rent/residential/property-3124658
12500	204	18.95	659.55	0	Mid Floor	Y	Y	Open Kitchen	N	2023	1	喜·揚	9/2/2024	https://www.28hse.com/rent/residential/property-3162278
11000	203	18.86	583.27	0	Mid Floor	Y	Y	Open Kitchen	N	2021	3	Ava 228	9/8/2024	https://www.28hse.com/rent/residential/property-3168751
9000	202	18.77	479.58	1	Low Floor	N	Y	Y	N	1979	45	仁禮大廈	9/22/2024	https://www.28hse.com/rent/residential/property-3183431

Rent (HKD)	Area (ft^2)	Area (m^2)	Rent (HKD/m^2)	No. of Bedroom	Level	Elevator	Private Bathroom	Private Kitchen	Subdivided Flat	Estate Entry Year	Building Age	Address	Post Created	Link
9800	201	18.67	524.81	1	Mid Floor	Y	Y	Y	N	1979	45	嘉榮大廈	9/16/2024	https://www.28hse.com/rent/residential/property-3177345
8600	200	18.58	462.85	0	High Floor	Y	Y	Y	N	1968	56	華寶樓	9/23/2024	https://www.28hse.com/rent/residential/property-3184221
9000	200	18.58	484.38	0	6	N	Y	Open Kitchen	Y	1962	62	北河街124A	8/27/2024	https://www.28hse.com/rent/residential/property-3156027
7800	200	18.58	419.79	1	High Floor	Y	Y	Y	Y	1960	64	深水埗大廈	9/3/2024	https://www.28hse.com/rent/residential/property-3163640
5800	200	18.58	312.15	1	Mid Floor	N	Y	Open Kitchen	Y	N/A	N/A	鴨寮街	9/8/2024	https://www.28hse.com/rent/residential/property-3166629
9300	200	18.58	500.52	0	N/A	Y	N	N	Y	1963	61	明德大廈	9/11/2024	https://www.28hse.com/rent/residential/property-3171903
4200	200	18.58	226.04	1	High Floor	N	Y	Open Kitchen	Y	1967	57	南昌街90號	9/13/2024	https://www.28hse.com/rent/residential/property-3174341
9300	196	18.21	510.74	0	Mid Floor	N	Y	Y	N	1977	47	華都大廈	9/9/2024	https://www.28hse.com/rent/residential/property-3170412
9000	191	17.74	507.20	2	High Floor	Y	Y	Y	N	1976	48	偉業樓	9/14/2024	https://www.28hse.com/rent/residential/property-3175398
9200	190	17.65	521.20	2	High Floor	Y	Y	Y	N	1976	48	偉業樓	9/3/2024	https://www.28hse.com/rent/residential/property-3163635
7900	190	17.65	447.55	1	High Floor	N	Y	Open Kitchen	Y	1960	64	東盧大廈	8/26/2024	https://www.28hse.com/rent/residential/property-3155532
7800	190	17.65	441.89	0	Mid Floor	Y	Y	Y	Y	1959	65	石硤尾街2號	9/3/2024	https://www.28hse.com/rent/residential/property-3164329
6000	188	17.47	343.53	1	4	N	Y	N	Y	1965	59	雙喜大廈	9/3/2024	https://www.28hse.com/rent/residential/property-3163687
9200	180	16.72	550.16	1	High Floor	Y	Y	Open Kitchen	N	1968	56	豐寧樓	9/12/2024	https://www.28hse.com/rent/residential/property-3173756
7800	180	16.72	466.44	2	Mid Floor	N	Y	Open Kitchen	N	1960	64	北河街	9/20/2024	https://www.28hse.com/rent/residential/property-3181028
9500	180	16.72	568.10	1	2	N	Y	Open Kitchen	Y	1964	60	金沙樓	8/29/2024	https://www.28hse.com/rent/residential/property-3158240
6800	180	16.72	406.64	1	Low Floor	N	Y	Open Kitchen	Y	1975	49	新寧大樓	8/29/2024	https://www.28hse.com/rent/residential/property-3157945
6200	180	16.72	370.76	1	High Floor	N	Y	N	Y	1966	58	建新大樓	9/2/2024	https://www.28hse.com/rent/residential/property-3162730
8800	180	16.72	526.24	0	1	Y	Y	N	Y	1963	61	明德大廈	9/5/2024	https://www.28hse.com/rent/residential/property-3166183
5800	180	16.72	346.84	1	4	N	Y	Open Kitchen	Y	1967	57	鴨寮街241號	9/6/2024	https://www.28hse.com/rent/residential/property-3166544
7000	180	16.72	418.60	0	Mid Floor	N	Y	Open Kitchen	Y	1971	53	欽州街34號	9/11/2024	https://www.28hse.com/rent/residential/property-3088078
5600	180	16.72	334.88	1	7	N	Y	Y	Y	1962	62	大南街267號	9/13/2024	https://www.28hse.com/rent/residential/property-3106761
5500	180	16.72	328.90	1	3	N	Y	Open Kitchen	Y	1960	64	大南街255號	9/13/2024	https://www.28hse.com/rent/residential/property-155534
9000	180	16.72	538.20	1	Low Floor	Y	Y	N	Y	1963	61	明德大廈	9/17/2024	https://www.28hse.com/rent/residential/property-3178857
6400	180	16.72	382.72	0	Mid Floor	N	N	Y	Y	1964	60	昌明大廈	9/19/2024	https://www.28hse.com/rent/residential/property-3180194

Rent (HKD)	Area (ft²)	Area (m²)	Rent (HKD/m²)	No. of Bedroom	Level	Elevator	Private Bathroom	Private Kitchen	Subdivided Flat	Estate Entry Year	Building Age	Address	Post Created	Link
6800	180	16.72	406.64	1	Low Floor	N	Y	Y	Y	1963	61	大元樓	9/22/2024	https://www.28hse.com/rent/residential/property-3078106
6900	180	16.72	412.62	1	2	N	Y	Y	Y	N/A	N/A	北河街	9/24/2024	https://www.28hse.com/rent/residential/property-3185670
5500	180	16.72	328.90	1	8	N	Y	Open Kitchen	Y	1967	57	鴨寮街250號	9/24/2024	https://www.28hse.com/rent/residential/property-1442146
8800	174	16.17	544.38	0	Mid Floor	Y	Y	Open Kitchen	N	1977	47	嘉都大廈	9/14/2024	https://www.28hse.com/rent/residential/property-3178500
7600	170	15.79	481.21	1	High Floor	N	Y	N	Y	1963	61	宇宙大廈	9/5/2024	https://www.28hse.com/rent/residential/property-3165861
6800	170	15.79	430.56	1	1	N	Y	Open Kitchen	Y	1963	61	福榮街21-23號	9/16/2024	https://www.28hse.com/rent/residential/property-3177648
12300	169	15.70	783.41	0	Mid Floor	Y	Y	Open Kitchen	N	2019	5	尚璽	9/5/2024	https://www.28hse.com/rent/residential/property-3166056
12000	161	14.96	802.28	0	Mid Floor	Y	Y	Open Kitchen	N	2020	4	AVA 61	9/23/2024	https://www.28hse.com/rent/residential/property-3184122
5300	160	14.86	356.55	1	High Floor	N	Y	N	Y	1961	63	福榮街73號	8/28/2024	https://www.28hse.com/rent/residential/property-3156792
7000	160	14.86	470.92	0	Mid Floor	Y	Y	Open Kitchen	Y	1971	53	永明大廈	8/30/2024	https://www.28hse.com/rent/residential/property-3159715
6300	160	14.86	423.83	0	Mid Floor	N	Y	Open Kitchen	Y	1964	60	汝州街130-132號	9/6/2024	https://www.28hse.com/rent/residential/property-3166577
7200	160	14.86	484.38	1	Mid Floor	N	Y	N	Y	N/A	N/A	元州街 石硤尾街	9/18/2024	https://www.28hse.com/rent/residential/property-3179861
9900	160	14.86	666.02	2	N/A	N	Y	Open Kitchen	Y	1962	62	長沙灣道128號	9/19/2024	https://www.28hse.com/rent/residential/property-3180525
5800	160	14.86	390.19	0	High Floor	Y	Y	N	Y	1963	61	明德大廈	9/21/2024	https://www.28hse.com/rent/residential/property-3182700
7000	160	14.86	470.92	0	Mid Floor	Y	Y	Open Kitchen	Y	1971	53	永明大廈	9/25/2024	https://www.28hse.com/rent/residential/property-3185906
6800	155	14.40	472.22	0	Low Floor	N	Y	Open Kitchen	Y	1966	58	鴨寮街186號	9/5/2024	https://www.28hse.com/rent/residential/property-3098501
8600	150	13.94	617.13	0	N/A	N	Y	Y	N	1964	60	廣豐樓	9/3/2024	https://www.28hse.com/rent/residential/property-3036508
4900	150	13.94	351.62	1	High Floor	N	Y	Y	Y	1966	58	福榮街88號	9/1/2024	https://www.28hse.com/rent/residential/property-3161647
4600	150	13.94	330.09	0	Mid Floor	N	Y	Open Kitchen	Y	1968	56	合源樓	9/5/2024	https://www.28hse.com/rent/residential/property-3166256
4700	150	13.94	337.27	0	2	N	Y	N	Y	1966	58	汝州街156號	9/6/2024	https://www.28hse.com/rent/residential/property-3166827
6900	150	13.94	495.14	0	2	N	Y	Open Kitchen	Y	1967	57	南昌閣	9/8/2024	https://www.28hse.com/rent/residential/property-3169407
8500	150	13.94	609.95	0	Mid Floor	N	Y	Y	Y	1968	56	華寶樓	9/13/2024	https://www.28hse.com/rent/residential/property-3106832
6800	150	13.94	487.96	1	Low Floor	N	Y	Open Kitchen	Y	1964	60	廣豐樓	9/17/2024	https://www.28hse.com/rent/residential/property-3178980

Rent (HKD)	Area (ft^2)	Area (m^2)	Rent (HKD/m^2)	No. of Bedroom	Level	Elevator	Private Bathroom	Private Kitchen	Subdivided Flat	Estate Entry Year	Building Age	Address	Post Created	Link
8800	140	13.01	676.59	0	4	N	Y	Open Kitchen	Y	1966	58	建新大樓	9/2/2024	https://www.28hse.com/rent/residential/property-3162115
5300	140	13.01	407.49	0	2	N	Y	N	Y	1963	61	基隆街288號	9/6/2024	https://www.28hse.com/rent/residential/property-3134138
7800	140	13.01	599.70	1	High Floor	Y	Y	Open Kitchen	Y	1965	59	雙喜大廈	9/19/2024	https://www.28hse.com/rent/residential/property-3180789
9500	140	13.01	730.41	0	1	N	Y	Open Kitchen	Y	1966	58	建新大樓	9/23/2024	https://www.28hse.com/rent/residential/property-3184509
6800	135	12.54	542.18	0	Low Floor	N	Y	Open Kitchen	Y	1971	53	永明大廈	9/2/2024	https://www.28hse.com/rent/residential/property-3162204
4600	130	12.08	380.88	0	High Floor	N	Y	Open Kitchen	N	1962	62	南灣大廈	8/28/2024	https://www.28hse.com/rent/residential/property-3157110
5200	130	12.08	430.56	0	N/A	N	Y	Open Kitchen	Y	1958	66	汝州街164號	9/3/2024	https://www.28hse.com/rent/residential/property-3129306
6800	130	12.08	563.04	0	High Floor	N	Y	Open Kitchen	Y	1966	58	鴨寮街186號	9/4/2024	https://www.28hse.com/rent/residential/property-3164613
5500	130	12.08	455.40	0	Low Floor	Y	Y	Open Kitchen	Y	1958	66	桂林街38D號	9/4/2024	https://www.28hse.com/rent/residential/property-3128602
4800	130	12.08	397.44	0	High Floor	N	Y	N	Y	1960	64	福華大廈	9/5/2024	https://www.28hse.com/rent/residential/property-3165688
7100	130	12.08	587.88	1	Low Floor	N	Y	Open Kitchen	Y	1962	62	北河街94號	9/15/2024	https://www.28hse.com/rent/residential/property-3144761
3600	130	12.08	298.08	0	Mid Floor	Y	Y	N	Y	1965	59	楓華樓	9/17/2024	https://www.28hse.com/rent/residential/property-1605458
6800	130	12.08	563.04	0	2	N	Y	Open Kitchen	Y	1966	58	鴨寮街186號	9/18/2024	https://www.28hse.com/rent/residential/property-3179184
4500	130	12.08	372.60	0	High Floor	Y	Y	N	Y	1963	61	明德大廈	9/19/2024	https://www.28hse.com/rent/residential/property-3180455
5300	130	12.08	438.84	0	3	N	Y	Open Kitchen	Y	1963	61	青山道246號	9/22/2024	https://www.28hse.com/rent/residential/property-2084319
7000	130	12.08	579.60	0	11	Y	Y	Open Kitchen	Y	1966	58	南都大廈	9/23/2024	https://www.28hse.com/rent/residential/property-3184945
8000	130	12.08	662.39	0	Mid Floor	N	Y	Open Kitchen	Y	1964	60	金沙樓	9/24/2024	https://www.28hse.com/rent/residential/property-3153623
5500	125	11.61	473.61	0	Low Floor	N	Y	Open Kitchen	Y	1972	52	桂林街121-125號	9/5/2024	https://www.28hse.com/rent/residential/property-3098449
6300	125	11.61	542.50	0	9	Y	Y	N	Y	1965	59	興隆大廈	9/16/2024	https://www.28hse.com/rent/residential/property-3178188
5000	120	11.15	448.50	1	Mid Floor	Y	Y	Open Kitchen	Y	1960	64	東盧大廈	9/1/2024	https://www.28hse.com/rent/residential/property-3126911
6900	120	11.15	618.92	0	Mid Floor	N	Y	Open Kitchen	Y	1971	53	永明大廈	9/2/2024	https://www.28hse.com/rent/residential/property-3162216
4800	120	11.15	430.56	0	Mid Floor	N	Y	Open Kitchen	Y	1967	57	福星樓	9/2/2024	https://www.28hse.com/rent/residential/property-3162792

Rent (HKD)	Area (ft^2)	Area (m^2)	Rent (HKD/m^2)	No. of Bedroom	Level	Elevator	Private Bathroom	Private Kitchen	Subdivided Flat	Estate Entry Year	Building Age	Address	Post Created	Link
6800	120	11.15	609.95	0	Low Floor	N	Y	Open Kitchen	Y	1969	55	文裔大廈	9/4/2024	https://www.28hse.com/rent/residential/property-3164790
5500	120	11.15	493.35	0	Low Floor	N	Y	Open Kitchen	Y	1970	54	大德樓	9/5/2024	https://www.28hse.com/rent/residential/property-3166140
4900	120	11.15	439.53	0	N/A	N	Y	N	Y	1957	67	北河街18號	9/5/2024	https://www.28hse.com/rent/residential/property-3165581
6500	120	11.15	583.05	1	High Floor	Y	Y	Open Kitchen	Y	1964	60	惠康大廈	9/6/2024	https://www.28hse.com/rent/residential/property-3166656
5300	120	11.15	475.41	0	High Floor	Y	Y	N	Y	1966	58	南都大廈	9/6/2024	https://www.28hse.com/rent/residential/property-3096440
6500	120	11.15	583.05	0	Low Floor	N	Y	N	Y	1971	53	永明大廈	9/13/2024	https://www.28hse.com/rent/residential/property-3108204
4800	120	11.15	430.56	0	Low Floor	N	Y	Open Kitchen	Y	1967	57	北河街157號	9/13/2024	https://www.28hse.com/rent/residential/property-3175305
5500	120	11.15	493.35	0	High Floor	Y	Y	Open Kitchen	Y	1966	58	南都大廈	9/13/2024	https://www.28hse.com/rent/residential/property-3175169
5000	120	11.15	448.50	0	N/A	N	Y	Open Kitchen	Y	1969	55	福華街95號	9/13/2024	https://www.28hse.com/rent/residential/property-3174813
6900	120	11.15	618.92	0	4	N	Y	Open Kitchen	Y	1962	62	界限街13號	9/16/2024	https://www.28hse.com/rent/residential/property-3177753
4200	120	11.15	376.74	0	High Floor	Y	Y	N	Y	1960	64	東盧大廈	9/17/2024	https://www.28hse.com/rent/residential/property-3178360
4800	120	11.15	430.56	0	Low Floor	N	Y	N	Y	1959	65	荔枝角道287號	9/20/2024	https://www.28hse.com/rent/residential/property-3181424
4800	120	11.15	430.56	0	Mid Floor	N	Y	Open Kitchen	Y	1958	66	大南街216號	9/21/2024	https://www.28hse.com/rent/residential/property-2099846
5300	115	10.68	496.08	0	2	N	Y	N	Y	1964	60	汝州街263號	9/13/2024	https://www.28hse.com/rent/residential/property-3175295
3200	110	10.22	313.13	0	N/A	N	Y	Y	Y	N/A	N/A	N/A	8/30/2024	https://www.28hse.com/rent/residential/property-2925063
5900	110	10.22	577.34	0	3	N	Y	N	Y	1941	83	晨曦樓	9/13/2024	https://www.28hse.com/rent/residential/property-3135933
4000	110	10.22	391.41	0	1	N	Y	Open Kitchen	Y	1966	58	南昌街109號	9/19/2024	https://www.28hse.com/rent/residential/property-3179944
5000	110	10.22	489.27	0	N/A	N	N	Open Kitchen	Y	1974	50	成林大廈	9/19/2024	https://www.28hse.com/rent/residential/property-3179945
4500	110	10.22	440.34	1	7	N	Y	N	Y	1960	64	元州街66號	9/23/2024	https://www.28hse.com/rent/residential/property-3150424
3900	100	9.29	419.79	0	6	N	Y	Open Kitchen	Y	1962	62	鴨寮街208號	8/28/2024	https://www.28hse.com/rent/residential/property-3157405
2500	100	9.29	269.10	0	N/A	N	N	N	Y	1965	59	文昌閣	8/31/2024	https://www.28hse.com/rent/residential/property-3117894
3900	100	9.29	419.79	0	3	N	Y	N	Y	N/A	N/A	福華街	9/4/2024	https://www.28hse.com/rent/residential/property-3127889
5000	100	9.29	538.20	0	High Floor	Y	Y	Open Kitchen	Y	1966	58	元安大廈	9/14/2024	https://www.28hse.com/rent/residential/property-2042436
6200	100	9.29	667.36	0	Mid Floor	Y	Y	Open Kitchen	Y	1990	34	置安閣	9/15/2024	https://www.28hse.com/rent/residential/property-3044351
4300	100	9.29	462.85	0	5	N	Y	N	Y	N/A	N/A	鴨寮街	9/17/2024	https://www.28hse.com/rent/residential/property-3179014

Rent (HKD)	Area (ft^2)	Area (m^2)	Rent (HKD/m^2)	No. of Bedroom	Level	Elevator	Private Bathroom	Private Kitchen	Subdivided Flat	Estate Entry Year	Building Age	Address	Post Created	Link
5500	100	9.29	592.02	0	N/A	N	Y	Open Kitchen	Y	1964	60	廣豐樓	9/17/2024	https://www.28hse.com/rent/residential/property-3178986
5300	100	9.29	570.49	0	Mid Floor	Y	Y	Open Kitchen	Y	1966	58	常榮大樓	9/18/2024	https://www.28hse.com/rent/residential/property-3179443
6000	100	9.29	645.83	0	4	N	Y	Open Kitchen	Y	N/A	N/A	基隆街	9/20/2024	https://www.28hse.com/rent/residential/property-3181542
5000	100	9.29	538.20	0	7	N	Y	Open Kitchen	Y	1963	61	福榮街21-23號	9/21/2024	https://www.28hse.com/rent/residential/property-3111871
5000	100	9.29	538.20	0	2	N	Y	N	Y	N/A	N/A	荔枝角道	9/23/2024	https://www.28hse.com/rent/residential/property-3161330
5200	100	9.29	559.72	0	Low Floor	N	Y	N	Y	1959	65	荔枝角道287號	9/25/2024	https://www.28hse.com/rent/residential/property-3186677
3500	90	8.36	418.60	0	N/A	N	Y	N	Y	N/A	N/A	鴨寮街	8/28/2024	https://www.28hse.com/rent/residential/property-3157503
4000	90	8.36	478.40	0	High Floor	Y	Y	N	Y	1983	41	深崇閣	8/29/2024	https://www.28hse.com/rent/residential/property-3158712
5500	90	8.36	657.79	0	Low Floor	Y	Y	N	Y	1974	50	金宇大樓	8/31/2024	https://www.28hse.com/rent/residential/property-2499405
4500	90	8.36	538.20	0	4	N	Y	N	Y	1960	64	汝州街289號	9/10/2024	https://www.28hse.com/rent/residential/property-1272265
3900	90	8.36	466.44	0	3	N	Y	N	Y	1966	58	惠珍樓	9/10/2024	https://www.28hse.com/rent/residential/property-3170797
4200	90	8.36	502.32	0	3	N	Y	Open Kitchen	Y	1963	61	汝州街228號	9/14/2024	https://www.28hse.com/rent/residential/property-3175990
3300	85	7.90	417.89	0	5	N	Y	N	Y	1976	48	大南街82號	8/29/2024	https://www.28hse.com/rent/residential/property-3158711
3800	80	7.43	511.29	0	3	Y	Y	N	Y	1959	65	荔枝角道194-196號	9/12/2024	https://www.28hse.com/rent/residential/property-3173246
4000	70	6.50	615.08	0	Low Floor	N	Y	N	Y	1945	79	北河街111號	9/13/2024	https://www.28hse.com/rent/residential/property-3174677
2800	60	5.57	502.32	0	N/A	N	N	N	Y	1962	62	長沙灣道93號	9/2/2024	https://www.28hse.com/rent/residential/property-3162170
3900	60	5.57	699.65	0	Mid Floor	Y	N	N	Y	1980	44	仁寶大廈	9/20/2024	https://www.28hse.com/rent/residential/property-3181394
2400	50	4.65	516.67	0	N/A	N	Y	Open Kitchen	Y	1975	49	基隆街153-155號	9/2/2024	https://www.28hse.com/rent/residential/property-3161903
2000	50	4.65	430.56	0	1	N	N	N	Y	1963	61	黃竹街29號	9/5/2024	https://www.28hse.com/rent/residential/property-1422862
1900	28	2.60	730.41	0	N/A	N	N	N	Y	1984	40	金輝大廈	9/10/2024	https://www.28hse.com/rent/residential/property-3171358

Buy Residential

Price (HKD)	Area (ft^2)	Area (m^2)	Rent (HKD/m^2)	No. of Bedroom	Level	Elevator	Private Kitchen	Estate Entry Year	Building Age	Address	Post Created	Link
1880000	133	12.36	152151.52	1	Low Floor	Y	Y	1979	45	嘉都大廈	11/09/2024	https://www.28hse.com/buy/residential/property-3098204
2800000	150	13.94	200926.33	0	Mid Floor	Y	Open Kitchen	2021	3	AVA228	28/08/2024	https://www.28hse.com/buy/residential/property-3157626
2600000	150	13.94	186574.45	0	Low Floor	Y	Open Kitchen	2020	4	AVA61	11/09/2024	https://www.28hse.com/buy/residential/property-3171959
2650000	150	13.94	190162.42	0	Mid Floor	Y	Open Kitchen	2020	4	AVA61	11/09/2024	https://www.28hse.com/buy/residential/property-3171954
2400000	155	14.40	166667.00	0	Low Floor	Y	Open Kitchen	2021	3	AVA228	30/08/2024	https://www.28hse.com/buy/residential/property-3159043
2350000	155	14.40	163194.77	0	Low Floor	Y	Open Kitchen	2021	3	AVA228	08/09/2024	https://www.28hse.com/buy/residential/property-3169584
2500000	155	14.40	173611.46	0	Mid Floor	Y	Open Kitchen	2021	3	AVA228	17/09/2024	https://www.28hse.com/buy/residential/property-3178356
2500000	155	14.40	173611.46	0	Mid Floor	Y	Open Kitchen	2021	3	AVA228	21/09/2024	https://www.28hse.com/buy/residential/property-3182764
2780000	155	14.40	193055.94	0	High Floor	Y	Open Kitchen	2021	3	AVA228	22/09/2024	https://www.28hse.com/buy/residential/property-3088285
2500000	158	14.68	170315.04	0	Mid Floor	Y	Open Kitchen	2019	5	尚璽	07/09/2024	https://www.28hse.com/buy/residential/property-3167570
2800000	161	14.96	187198.44	0	High Floor	Y	Open Kitchen	2020	4	AVA61	01/09/2024	https://www.28hse.com/buy/residential/property-3161622
3980000	161	14.96	266089.21	0	High Floor	Y	Open Kitchen	2021	3	AVA228	03/09/2024	https://www.28hse.com/buy/residential/property-3163995
2450000	161	14.96	163798.64	0	Low Floor	Y	Open Kitchen	2020	4	AVA61	23/09/2024	https://www.28hse.com/buy/residential/property-3184179
2800000	161	14.96	187198.44	0	High Floor	Y	Open Kitchen	2020	4	AVA61	25/09/2024	https://www.28hse.com/buy/residential/property-3186473
2680000	178	16.54	162063.37	0	Mid Floor	Y	Y	1979	45	嘉都大廈	30/08/2024	https://www.28hse.com/buy/residential/property-3159122
2630000	181	16.82	156403.78	0	High Floor	Y	Open Kitchen	2019	5	尚璽	12/09/2024	https://www.28hse.com/buy/residential/property-3173193
2980000	181	16.82	177217.97	1	Mid Floor	Y	Open Kitchen	2019	5	尚璽	14/09/2024	https://www.28hse.com/cn/buy/residential/property-3175866
1980000	200	18.58	106562.71	0	Low Floor	N	Open Kitchen	1985	39	祥輝大廈	25/09/2024	https://www.28hse.com/buy/residential/property-2983748
2950000	203	18.86	156421.36	0	Mid Floor	Y	Open Kitchen	2021	3	AVA228	07/09/2024	https://www.28hse.com/buy/residential/property-3167967
3100000	203	18.86	164374.99	0	Low Floor	N	Open Kitchen	1979	45	嘉安大樓	16/09/2024	https://www.28hse.com/buy/residential/property-2248285
3050000	204	18.95	160931.01	0	Mid Floor	Y	Open Kitchen	2018	6	海柏匯	18/09/2024	https://www.28hse.com/buy/residential/property-2963718
2500000	205	19.05	131267.20	1	High Floor	Y	Open Kitchen	1979	45	仁禮大廈	16/09/2024	https://www.28hse.com/buy/residential/property-3178214
2500000	205	19.05	131267.20	1	High Floor	Y	Y	1979	45	仁禮大廈	16/09/2024	https://www.28hse.com/buy/residential/property-3178214
3400000	207	19.23	176798.53	0	High Floor	Y	Y	1978	46	福昇大廈	18/09/2024	https://www.28hse.com/buy/residential/property-3179644
2280000	212	19.70	115762.81	0	High Floor	Y	Y	1979	45	成都大廈	20/09/2024	https://www.28hse.com/buy/residential/property-3181409
3380000	217	20.16	167659.07	1	Mid Floor	Y	Y	1998	26	昌輝大廈	30/08/2024	https://www.28hse.com/buy/residential/property-2715689
2980000	225	20.90	142562.01	1	Mid Floor	Y	Y	1979	45	嘉榮大廈	23/09/2024	https://www.28hse.com/buy/residential/property-3184287
3800000	232	21.55	176305.43	1	High Floor	Y	Open Kitchen	2020	4	AVA61	24/09/2024	https://www.28hse.com/buy/residential/property-3185460

Price (HKD)	Area (ft²)	Area (m²)	Rent (HKD/m²)	No. of Bedroom	Level	Elevator	Private Kitchen	Estate Entry Year	Building Age	Address	Post Created	Link
2780000	234	21.74	127878.94	1	High Floor	Y	Y	1981	43	金玉大廈	16/09/2024	https://www.28hse.com/buy/residential/property-3178311
3750000	236	21.93	171036.71	1	Low Floor	Y	Y	1992	32	安居閣	29/08/2024	https://www.28hse.com/buy/residential/property-3158503
2950000	236	21.93	134548.88	2	High Floor	Y	Y	1982	42	榮安大廈	04/09/2024	https://www.28hse.com/buy/residential/property-2535277
3080000	236	21.93	140478.15	1	Mid Floor	Y	Y	1992	32	安居閣	25/09/2024	https://www.28hse.com/buy/residential/property-3088394
2900000	239	22.20	130608.12	1	Low Floor	Y	Open Kitchen	2021	3	AVA228	02/09/2024	https://www.28hse.com/buy/residential/property-3162336
3100000	240	22.30	139033.84	1	High Floor	Y	Y	1991	33	好時閣	26/08/2024	https://www.28hse.com/buy/residential/property-2968122
3880000	246	22.85	169772.25	1	Mid Floor	Y	Y	1983	41	置榮閣	04/09/2024	https://www.28hse.com/buy/residential/property-2911906
3880000	248	23.04	168403.11	1	N/A	Y	Open Kitchen	2021	3	AVA228	08/09/2024	https://www.28hse.com/buy/residential/property-3169145
2180000	248	23.04	94618.24	2	High Floor	Y	Y	1970	54	福華街64號	09/09/2024	https://www.28hse.com/buy/residential/property-3170155
3980000	248	23.04	172743.40	0	High Floor	Y	Open Kitchen	2021	3	AVA228	19/09/2024	https://www.28hse.com/buy/residential/property-3180717
3800000	249	23.13	164268.51	1	Mid Floor	Y	Open Kitchen	2021	3	AVA228	15/09/2024	https://www.28hse.com/buy/residential/property-3108895
2960000	250	23.23	127444.70	2	Mid Floor	Y	Y	1984	40	友來大廈	02/09/2024	https://www.28hse.com/buy/residential/property-3162266
2960000	250	23.23	127444.70	2	Low Floor	Y	Y	1984	40	友來大廈	06/09/2024	https://www.28hse.com/buy/residential/property-1911500
2800000	250	23.23	120555.80	1	Low Floor	Y	Y	1984	40	友來大廈	19/09/2024	https://www.28hse.com/buy/residential/property-2957639
2960000	250	23.23	127444.70	2	Low Floor	Y	Y	1984	40	友來大廈	23/09/2024	https://www.28hse.com/buy/residential/property-3184785
2800000	254	23.60	118657.28	2	Low Floor	Y	Y	1984	40	友來大廈	19/09/2024	https://www.28hse.com/buy/residential/property-3178868
3800000	264	24.53	154935.07	0	Low Floor	Y	Open Kitchen	2008	16	時尚華庭	27/08/2024	https://www.28hse.com/buy/residential/property-3156266
4380000	267	24.81	176576.51	1	High Floor	Y	Open Kitchen	2014	10	曉尚	04/09/2024	https://www.28hse.com/buy/residential/property-3164704
4380000	267	24.81	176576.51	1	High Floor	Y	Open Kitchen	2014	10	曉尚	10/09/2024	https://www.28hse.com/buy/residential/property-3171545
4160000	270	25.08	165843.95	1	Low Floor	Y	Open Kitchen	2019	5	傲凱	25/08/2024	https://www.28hse.com/buy/residential/property-3155629
2760000	270	25.08	110031.08	2	High Floor	Y	Y	1986	38	裕成大廈	26/08/2024	https://www.28hse.com/buy/residential/property-3155557
5279000	270	25.08	210454.38	0	Mid Floor	Y	Open Kitchen	2017	7	匯璽II(3期)	21/09/2024	https://www.28hse.com/buy/residential/property-3182297
3780000	271	25.18	150138.68	1	Mid Floor	Y	Open Kitchen	2009	15	富匯居	11/09/2024	https://www.28hse.com/buy/residential/property-3171977
3880000	271	25.18	154110.60	2	Mid Floor	Y	Y	1994	30	順怡閣	13/09/2024	https://www.28hse.com/buy/residential/property-2823480
5080000	272	25.27	201031.86	0	High Floor	Y	Open Kitchen	2017	7	匯璽(2A期)	01/09/2024	https://www.28hse.com/buy/residential/property-3081787
5380000	273	25.36	212123.95	0	High Floor	Y	Open Kitchen	2019	5	匯璽III(5期)	15/09/2024	https://www.28hse.com/buy/residential/property-3177173
3180000	276	25.64	124018.97	2	Mid Floor	Y	Open Kitchen	1982	42	嘉順大廈	02/09/2024	https://www.28hse.com/buy/residential/property-3129165
2670000	278	25.83	103380.00	1	Low Floor	Y	Y	1978	46	華邦大樓	29/08/2024	https://www.28hse.com/buy/residential/property-3158119
3400000	279	25.92	131173.10	2	Mid Floor	Y	Y	2020	4	凱德苑	08/09/2024	https://www.28hse.com/buy/residential/property-3168834
2980000	280	26.01	114558.76	2	Mid Floor	Y	Y	1979	45	福仁大廈	20/09/2024	https://www.28hse.com/buy/residential/property-3182069
2980000	280	26.01	114558.76	2	Low Floor	Y	Y	1979	45	福仁大廈	21/09/2024	https://www.28hse.com/buy/residential/property-3182259

Price (HKD)	Area (ft²)	Area (m²)	Rent (HKD/m²)	No. of Bedroom	Level	Elevator	Private Kitchen	Estate Entry Year	Building Age	Address	Post Created	Link
3580000	281	26.11	137134.52	1	N/A	Y	Y	1978	46	福昇大廈	09/09/2024	https://www.28hse.com/buy/residential/property-3108093
2500000	281	26.11	95764.33	2	Low Floor	Y	Y	1966	58	昌遠大廈	21/09/2024	https://www.28hse.com/buy/residential/property-3183242
4700000	282	26.20	179398.51	1	Low Floor	Y	Open Kitchen	2019	5	傲凱	02/09/2024	https://www.28hse.com/buy/residential/property-3162823
4280000	282	26.20	163367.15	1	Mid Floor	Y	Open Kitchen	2019	5	傲凱	24/09/2024	https://www.28hse.com/buy/residential/property-3185343
4160000	285	26.48	157115.32	0	N/A	Y	Y	2020	4	海珀	31/08/2024	https://www.28hse.com/buy/residential/property-3160530
3800000	285	26.48	143518.81	0	Mid Floor	Y	Open Kitchen	2020	4	海珀	13/09/2024	https://www.28hse.com/buy/residential/property-3175091
3980000	288	26.76	148751.26	2	Low Floor	Y	Open Kitchen	1978	46	福昇大廈	09/09/2024	https://www.28hse.com/buy/residential/property-3113071
3680000	290	26.94	136590.31	2	Mid Floor	Y	Open Kitchen	1992	32	慧賢閣	14/09/2024	https://www.28hse.com/buy/residential/property-3175727
3200000	292	27.13	117960.66	2	High Floor	Y	Y	1981	43	南邦大廈	27/08/2024	https://www.28hse.com/buy/residential/property-3156312
3900000	292	27.13	143764.56	2	High Floor	Y	Open Kitchen	1991	33	銀海大廈	05/09/2024	https://www.28hse.com/buy/residential/property-3166038
3380000	292	27.13	124595.95	1	Low Floor	N	Y	1975	49	新寧大樓	13/09/2024	https://www.28hse.com/buy/residential/property-3175019
3280000	292	27.13	120909.68	2	High Floor	Y	Y	1980	44	維邦大廈	13/09/2024	https://www.28hse.com/buy/residential/property-3174806
3280000	294	27.31	120087.16	1	Mid Floor	Y	Y	1976	48	積善大樓	07/09/2024	https://www.28hse.com/buy/residential/property-3168470
3500000	296	27.50	127275.97	2	Mid Floor	Y	Y	1994	30	順怡閣	11/09/2024	https://www.28hse.com/buy/residential/property-2549520
4800000	297	27.59	173962.19	1	Mid Floor	Y	Y	2010	14	御匯	09/09/2024	https://www.28hse.com/buy/residential/property-3170264
3600000	298	27.69	130033.82	2	High Floor	Y	Y	1994	30	順怡閣	18/09/2024	https://www.28hse.com/buy/residential/property-2837973
4450000	299	27.78	160198.67	1	Mid Floor	Y	Open Kitchen	2019	5	傲凱	03/09/2024	https://www.28hse.com/buy/residential/property-2985958
7000000	300	27.87	251157.91	1	High Floor	Y	Open Kitchen	2017	7	匯璽II(3期)	19/09/2024	https://www.28hse.com/buy/residential/property-3180132
5300000	301	27.96	189530.65	1	Mid Floor	Y	Open Kitchen	2020	4	一號九龍道	31/08/2024	https://www.28hse.com/buy/residential/property-3160658
4980000	301	27.96	178087.29	1	Low Floor	Y	Open Kitchen	2020	4	一號九龍道	20/09/2024	https://www.28hse.com/buy/residential/property-3181950
4500000	304	28.24	159334.20	2	Mid Floor	Y	Y	1999	25	景翠苑	02/09/2024	https://www.28hse.com/buy/residential/property-3002164
3150000	305	28.34	111168.26	2	High Floor	N	Y	1983	41	聯益泰大廈	29/08/2024	https://www.28hse.com/buy/residential/property-2525820
4350000	305	28.34	153518.07	1	Low Floor	Y	Y	2002	22	嘉裕居	14/09/2024	https://www.28hse.com/buy/residential/property-3175666
4400000	305	28.34	155282.64	2	Low Floor	Y	Y	2002	22	嘉裕居	22/09/2024	https://www.28hse.com/buy/residential/property-3183552
4240000	306	28.43	149146.99	0	Mid Floor	Y	Open Kitchen	2020	4	海珀	27/08/2024	https://www.28hse.com/buy/residential/property-3156309
3900000	306	28.43	137187.09	2	Low Floor	Y	Open Kitchen	1981	43	祥發大廈	27/08/2024	https://www.28hse.com/buy/residential/property-3039464
3680000	307	28.52	129026.68	2	Mid Floor	Y	Y	1975	49	金輝樓	02/09/2024	https://www.28hse.com/buy/residential/property-3162074
3600000	307	28.52	126221.75	2	Low Floor	Y	Open Kitchen	1980	44	田豐樓	06/09/2024	https://www.28hse.com/buy/residential/property-2989381
2380000	309	28.71	82906.49	2	High Floor	Y	Y	1969	55	文裔大廈	14/09/2024	https://www.28hse.com/buy/residential/property-3135264
3600000	310	28.80	125000.25	2	Mid Floor	Y	Y	1993	31	黃金閣	01/09/2024	https://www.28hse.com/buy/residential/property-3128186
3550000	310	28.80	123264.14	2	Mid Floor	Y	Y	1993	31	黃金閣	20/09/2024	https://www.28hse.com/buy/residential/property-2728671

Price (HKD)	Area (ft^2)	Area (m^2)	Rent (HKD/m^2)	No. of Bedroom	Level	Elevator	Private Kitchen	Estate Entry Year	Building Age	Address	Post Created	Link
4180000	315	29.26	142835.38	1	High Floor	Y	Y	2003	21	米蘭軒	19/09/2024	https://www.28hse.com/buy/residential/property-3180605
4180000	315	29.26	142835.38	2	Mid Floor	Y	Y	2003	21	米蘭軒	22/09/2024	https://www.28hse.com/buy/residential/property-3183569
4180000	321	29.82	140165.56	2	Mid Floor	Y	Y	2003	21	米蘭軒	29/08/2024	https://www.28hse.com/buy/residential/property-2965208
3480000	321	29.82	116692.86	2	Low Floor	Y	Y	2003	21	米蘭軒	15/09/2024	https://www.28hse.com/buy/residential/property-3133642
4850000	322	29.91	162127.22	2	High Floor	Y	Y	2008	16	喜居	19/09/2024	https://www.28hse.com/buy/residential/property-3180536
4600000	323	30.01	153294.08	2	Low Floor	Y	Y	2001	23	逸華軒	07/09/2024	https://www.28hse.com/buy/residential/property-3027446
4400000	323	30.01	146629.12	2	Mid Floor	Y	Y	2001	23	逸華軒	13/09/2024	https://www.28hse.com/buy/residential/property-2428077
3380000	326	30.29	111601.28	2	Mid Floor	Y	Y	1983	41	協福大廈	16/09/2024	https://www.28hse.com/buy/residential/property-3105993
3300000	327	30.38	108626.62	2	High Floor	Y	Y	1977	47	譽華大廈	26/08/2024	https://www.28hse.com/buy/residential/property-3155068
4300000	329	30.57	140683.33	1	High Floor	Y	Open Kitchen	1996	28	太子軒	07/09/2024	https://www.28hse.com/buy/residential/property-2449440
3600000	329	30.57	117781.39	2	Low Floor	Y	Y	1980	44	黃金大廈	23/09/2024	https://www.28hse.com/buy/residential/property-3042563
3380000	330	30.66	110248.54	2	Mid Floor	Y	Y	1979	45	新豪大廈	12/09/2024	https://www.28hse.com/buy/residential/property-3173550
3200000	332	30.84	103748.53	2	Low Floor	Y	Y	1987	37	利德昌大廈	05/09/2024	https://www.28hse.com/buy/residential/property-2650733
5500000	335	31.12	176720.92	1	High Floor	Y	Y	2008	16	時尚華庭	18/09/2024	https://www.28hse.com/buy/residential/property-3179852
3350000	336	31.22	107318.75	2	Mid Floor	Y	Y	1979	45	新豪大廈	06/09/2024	https://www.28hse.com/buy/residential/property-3166566
4600000	336	31.22	147363.06	1	Mid Floor	Y	Y	2008	16	時尚華庭	10/09/2024	https://www.28hse.com/buy/residential/property-3171287
4600000	336	31.22	147363.06	1	Mid Floor	Y	Y	2008	16	時尚華庭	18/09/2024	https://www.28hse.com/buy/residential/property-3179730
3500000	337	31.31	111791.35	2	High Floor	Y	Y	1979	45	新豪大廈	29/08/2024	https://www.28hse.com/buy/residential/property-3158663
3650000	338	31.40	116237.49	3	Mid Floor	Y	Y	1983	41	置輝閣	09/09/2024	https://www.28hse.com/buy/residential/property-3108151
3530000	338	31.40	112415.99	1	High Floor	Y	Y	1996	28	太子軒	11/09/2024	https://www.28hse.com/buy/residential/property-3172844
3580000	338	31.40	114008.28	1	High Floor	Y	Y	1996	28	太子軒	14/09/2024	https://www.28hse.com/buy/residential/property-3175964
3800000	339	31.49	120657.40	2	Mid Floor	Y	Y	1986	38	捷興大廈	02/09/2024	https://www.28hse.com/buy/residential/property-3162835
3300000	339	31.49	104781.43	2	High Floor	Y	Y	1983	41	亞洲大廈	04/09/2024	https://www.28hse.com/buy/residential/property-3164752
4400000	342	31.77	138483.06	2	Mid Floor	Y	Y	2001	23	逸華軒	03/09/2024	https://www.28hse.com/buy/residential/property-2514977
6980000	346	32.14	217144.78	1	High Floor	Y	Open Kitchen	2017	7	匯璽II(3期)	29/08/2024	https://www.28hse.com/buy/residential/property-3158291
6980000	346	32.14	217144.78	1	High Floor	Y	Open Kitchen	2017	7	匯璽II(3期)	11/09/2024	https://www.28hse.com/buy/residential/property-3172481
3980000	347	32.24	123459.26	2	Low Floor	Y	Y	1980	44	黃金大廈	20/09/2024	https://www.28hse.com/buy/residential/property-3181338
6700000	350	32.52	206052.00	1	Mid Floor	Y	Open Kitchen	2017	7	匯璽III(5期)	01/09/2024	https://www.28hse.com/buy/residential/property-3161604
6950000	350	32.52	213740.51	1	Low Floor	Y	Open Kitchen	2017	7	匯璽II(3期)	06/09/2024	https://www.28hse.com/buy/residential/property-3166968
7300000	350	32.52	224504.42	1	Low Floor	Y	Open Kitchen	2017	7	匯璽(2A期)	09/09/2024	https://www.28hse.com/buy/residential/property-3170251
2600000	350	32.52	79960.48	3	High Floor	N	Open Kitchen	1972	52	金寶樓	12/09/2024	https://www.28hse.com/buy/residential/property-3173074

Price (HKD)	Area (ft²)	Area (m²)	Rent (HKD/m²)	No. of Bedroom	Level	Elevator	Private Kitchen	Estate Entry Year	Building Age	Address	Post Created	Link
6888000	350	32.52	211833.76	1	Low Floor	Y	Open Kitchen	2017	7	滙璽	20/09/2024	https://www.28hse.com/buy/residential/property-3181751
6843000	350	32.52	210449.83	1	Low Floor	Y	Open Kitchen	2017	7	滙璽II(3期)	21/09/2024	https://www.28hse.com/buy/residential/property-3182304
6843000	350	32.52	210449.83	1	Low Floor	Y	Open Kitchen	2017	7	滙璽II(3期)	21/09/2024	https://www.28hse.com/buy/residential/property-3182304
7150000	351	32.61	219264.84	1	High Floor	Y	Open Kitchen	2017	7	滙璽(2A期)	30/08/2024	https://www.28hse.com/buy/residential/property-3159289
7250000	351	32.61	222331.48	1	Low Floor	Y	Open Kitchen	2017	7	滙璽(2A期)	18/09/2024	https://www.28hse.com/buy/residential/property-2984444
7200000	352	32.70	220170.89	1	Low Floor	Y	Open Kitchen	2017	7	滙璽(2A期)	15/09/2024	https://www.28hse.com/buy/residential/property-3176448
4180000	357	33.17	126031.22	2	Mid Floor	Y	Y	1991	33	金山樓	15/09/2024	https://www.28hse.com/buy/residential/property-3176932
3980000	357	33.17	120001.02	2	Mid Floor	Y	Y	1991	33	金山樓	19/09/2024	https://www.28hse.com/buy/residential/property-3175948
7080000	359	33.35	212279.90	1	Mid Floor	Y	Open Kitchen	2017	7	滙璽(2A期)	18/09/2024	https://www.28hse.com/buy/residential/property-3179309
3900000	360	33.45	116609.03	2	Low Floor	N	Y	1970	54	嘉匯大廈	26/08/2024	https://www.28hse.com/buy/residential/property-2665648
2830000	360	33.45	84616.30	2	Mid Floor	Y	Y	1967	57	金椽樓	15/09/2024	https://www.28hse.com/buy/residential/property-3177228
4300000	362	33.63	127858.60	2	Mid Floor	Y	Y	1997	27	福年大廈	11/09/2024	https://www.28hse.com/buy/residential/property-3172649
7280000	362	33.63	216467.59	1	High Floor	Y	Open Kitchen	2017	7	滙璽II(3期)	25/09/2024	https://www.28hse.com/buy/residential/property-3186751
3970000	364	33.82	117397.59	2	High Floor	Y	Y	1991	33	金山樓	26/08/2024	https://www.28hse.com/buy/residential/property-3053263
5510000	365	33.91	162490.81	2	Mid Floor	Y	Open Kitchen	2019	5	南昌一號	04/09/2024	https://www.28hse.com/buy/residential/property-3164449
3200000	368	34.19	93599.22	2	High Floor	Y	Y	1991	33	福運大廈	01/09/2024	https://www.28hse.com/buy/residential/property-3083090
3280000	368	34.19	95939.20	2	Low Floor	Y	Y	1991	33	福運大廈	05/09/2024	https://www.28hse.com/buy/residential/property-3166225
3580000	376	34.93	102486.17	2	Mid Floor	Y	Y	1981	43	富臨門大廈	20/09/2024	https://www.28hse.com/buy/residential/property-3181501
4930000	379	35.21	140016.04	2	High Floor	Y	Y	2020	4	凱樂苑	03/09/2024	https://www.28hse.com/buy/residential/property-3163167
7000000	379	35.21	198805.73	1	Low Floor	Y	Open Kitchen	2017	7	滙璽II(3期)	04/09/2024	https://www.28hse.com/buy/residential/property-3164886
7460000	379	35.21	211870.11	1	Low Floor	Y	Open Kitchen	2017	7	滙璽II(3期)	15/09/2024	https://www.28hse.com/buy/residential/property-3177204
7300000	379	35.21	207325.98	1	Mid Floor	Y	Open Kitchen	2019	5	滙璽III(5期)	25/09/2024	https://www.28hse.com/buy/residential/property-3186138
7680000	380	35.30	217544.29	1	High Floor	Y	Open Kitchen	2017	7	滙璽	21/09/2024	https://www.28hse.com/buy/residential/property-3183170
7680000	380	35.30	217544.29	1	High Floor	Y	Open Kitchen	2019	5	滙璽III(5期)	21/09/2024	https://www.28hse.com/buy/residential/property-3183091
3600000	383	35.58	101175.14	2	High Floor	Y	Y	1975	49	銀輝樓	05/09/2024	https://www.28hse.com/buy/residential/property-3165883
4900000	383	35.58	137710.60	2	High Floor	Y	Y	2020	4	凱樂苑	20/09/2024	https://www.28hse.com/buy/residential/property-3181666
3600000	383	35.58	101175.14	2	High Floor	N	Y	1966	58	常福大廈	23/09/2024	https://www.28hse.com/buy/residential/property-3027036
4680000	388	36.05	129832.73	2	Low Floor	Y	Y	1993	31	普陞閣	02/09/2024	https://www.28hse.com/buy/residential/property-3162072
4700000	389	36.14	130052.39	1	High Floor	Y	Y	2020	4	凱德苑	09/09/2024	https://www.28hse.com/buy/residential/property-3170548
4350000	389	36.14	120367.64	0	High Floor	Y	Y	2020	4	凱德苑	11/09/2024	https://www.28hse.com/buy/residential/property-2999859
4900000	390	36.23	135238.87	1	Low Floor	Y	Y	2020	4	凱樂苑	07/09/2024	https://www.28hse.com/buy/residential/property-3167871

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4600000	390	36.23	126958.94	0	Mid Floor	Y	Y	2020	4	凱樂苑	07/09/2024	https://www.28hse.com/buy/residential/property-3167900
3380000	390	36.23	93287.22	2	Mid Floor	N	Y	1975	49	新輝大廈	16/09/2024	https://www.28hse.com/buy/residential/property-3177640
4400000	391	36.33	121128.40	1	High Floor	Y	Y	2020	4	凱樂苑	29/08/2024	https://www.28hse.com/buy/residential/property-3158605
4680000	391	36.33	128836.57	2	Low Floor	Y	Y	2020	4	凱樂苑	01/09/2024	https://www.28hse.com/buy/residential/property-3161249
5680000	391	36.33	156365.76	1	High Floor	Y	Open Kitchen	2014	10	丰滙	02/09/2024	https://www.28hse.com/buy/residential/property-2908042
4650000	391	36.33	128010.70	2	High Floor	Y	Y	2020	4	凱樂苑	03/09/2024	https://www.28hse.com/buy/residential/property-3164328
4600000	391	36.33	126634.24	1	Mid Floor	Y	Y	2020	4	凱樂苑	13/09/2024	https://www.28hse.com/buy/residential/property-3102222
5050000	391	36.33	139022.37	1	Low Floor	Y	Open Kitchen	2014	10	丰滙	16/09/2024	https://www.28hse.com/buy/residential/property-3177857
4400000	391	36.33	121128.40	2	Low Floor	Y	Y	2020	4	凱樂苑	16/09/2024	https://www.28hse.com/buy/residential/property-3177745
4400000	391	36.33	121128.40	0	Low Floor	Y	Y	2020	4	凱樂苑	17/09/2024	https://www.28hse.com/buy/residential/property-3178713
4400000	391	36.33	121128.40	0	Low Floor	Y	Y	2020	4	凱樂苑	17/09/2024	https://www.28hse.com/buy/residential/property-3178713
4850000	391	36.33	133516.54	1	High Floor	Y	Y	2020	4	凱樂苑	20/09/2024	https://www.28hse.com/buy/residential/property-3181378
4800000	391	36.33	132140.08	0	High Floor	Y	Y	2020	4	凱樂苑	20/09/2024	https://www.28hse.com/buy/residential/property-3181443
4800000	391	36.33	132140.08	2	High Floor	Y	Y	2020	4	凱德苑	23/09/2024	https://www.28hse.com/buy/residential/property-3184261
4650000	391	36.33	128010.70	2	High Floor	Y	Y	2020	4	凱樂苑	24/09/2024	https://www.28hse.com/buy/residential/property-3185648
5380000	392	36.42	147729.18	2	High Floor	Y	Y	1999	25	愉翠苑	20/09/2024	https://www.28hse.com/buy/residential/property-2782649
4400000	393	36.51	120511.97	1	High Floor	Y	Y	2020	4	凱樂苑	06/09/2024	https://www.28hse.com/buy/residential/property-3166822
4980000	393	36.51	136397.64	2	Mid Floor	Y	Y	1983	41	恆昌樓	09/09/2024	https://www.28hse.com/buy/residential/property-3170004
4100000	393	36.51	112295.25	2	Low Floor	Y	Y	2020	4	凱樂苑	10/09/2024	https://www.28hse.com/buy/residential/property-2524211
4500000	393	36.51	123250.88	1	High Floor	Y	Y	2020	4	凱樂苑	17/09/2024	https://www.28hse.com/buy/residential/property-3178525
4500000	394	36.60	122938.06	3	N/A	Y	Open Kitchen	2020	4	凱樂苑	28/08/2024	https://www.28hse.com/buy/residential/property-3157329
3580000	394	36.60	97804.06	1	High Floor	Y	Y	1974	50	南昌戲院大廈	17/09/2024	https://www.28hse.com/buy/residential/property-3178900
6000000	396	36.79	163089.55	1	High Floor	Y	Y	2012	12	景怡峰	24/09/2024	https://www.28hse.com/buy/residential/property-3185561
4280000	399	37.07	115462.50	2	Low Floor	Y	Y	1980	44	仁寶大廈	29/08/2024	https://www.28hse.com/buy/residential/property-3158465
4300000	400	37.16	115712.04	2	High Floor	Y	Y	1982	42	嘉順大廈	06/09/2024	https://www.28hse.com/buy/residential/property-3092027
2280000	401	37.25	61201.29	4	Low Floor	N	N	1963	61	元州街141號	16/09/2024	https://www.28hse.com/buy/residential/property-3039436
4500000	404	37.53	119895.04	2	Mid Floor	Y	Y	1988	36	海祥大廈	23/09/2024	https://www.28hse.com/buy/residential/property-3184330
4800000	405	37.63	127572.27	2	Low Floor	Y	Y	1988	36	海祥大廈	12/09/2024	https://www.28hse.com/buy/residential/property-3174096
4380000	410	38.09	114990.07	2	Mid Floor	Y	Y	1980	44	仁寶大廈	04/09/2024	https://www.28hse.com/buy/residential/property-3164763
5300000	410	38.09	139143.23	2	High Floor	Y	Y	1980	44	仁寶大廈	10/09/2024	https://www.28hse.com/buy/residential/property-3171575

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4280000	410	38.09	112364.72	3	High Floor	Y	Y	1980	44	仁寶大廈	10/09/2024	https://www.28hse.com/buy/residential/property-3171555
3900000	417	38.74	100669.67	2	High Floor	N	Y	1970	54	嘉匯大廈	27/08/2024	https://www.28hse.com/buy/residential/property-3156306
3380000	417	38.74	87247.04	2	Mid Floor	N	Y	1970	54	嘉匯大廈	27/08/2024	https://www.28hse.com/buy/residential/property-3156064
9440000	417	38.74	243672.22	2	Mid Floor	Y	Open Kitchen	2019	5	匯璽III(5期)	08/09/2024	https://www.28hse.com/buy/residential/property-3168927
3350000	417	38.74	86472.66	3	Mid Floor	Y	Y	1963	61	五聯大廈	13/09/2024	https://www.28hse.com/buy/residential/property-3021082
9980000	417	38.74	257611.09	2	Mid Floor	Y	Open Kitchen	2020	4	凱樂苑	20/09/2024	https://www.28hse.com/buy/residential/property-3181666
8800000	417	38.74	227152.07	2	Low Floor	Y	Open Kitchen	2019	5	匯璽III(5期)	21/09/2024	https://www.28hse.com/buy/residential/property-3182310
8800000	417	38.74	227152.07	2	Low Floor	Y	Open Kitchen	2019	5	匯璽III(5期)	21/09/2024	https://www.28hse.com/buy/residential/property-3182310
6950000	425	39.48	176021.59	2	High Floor	Y	Open Kitchen	2014	10	曉尚	24/09/2024	https://www.28hse.com/buy/residential/property-3185142
6500000	430	39.95	162710.27	2	High Floor	Y	Y	2014	10	晉嶺	09/09/2024	https://www.28hse.com/buy/residential/property-2926000
4850000	431	40.04	121125.21	2	Low Floor	Y	Y	1993	31	怡靖苑	17/09/2024	https://www.28hse.com/buy/residential/property-3178870
8900000	436	40.51	219722.02	2	Mid Floor	Y	Open Kitchen	2017	7	匯璽II(3期)	06/09/2024	https://www.28hse.com/buy/residential/property-3166549
3030000	436	40.51	74804.24	0	Mid Floor	Y	Open Kitchen	1989	35	南昌邨昌頌樓	21/09/2024	https://www.28hse.com/buy/residential/property-3182696
3550000	439	40.78	87043.01	2	High Floor	Y	Y	1989	35	南昌邨昌安樓	02/09/2024	https://www.28hse.com/buy/residential/property-3162066
3150000	439	40.78	77235.35	1	High Floor	Y	Y	1989	35	南昌邨昌逸樓	20/09/2024	https://www.28hse.com/buy/residential/property-3181371
10480000	441	40.97	255795.42	2	Mid Floor	Y	Open Kitchen	2017	7	匯璽(2A期)	31/08/2024	https://www.28hse.com/buy/residential/property-3160693
10500000	441	40.97	256283.58	2	High Floor	Y	Open Kitchen	2017	7	匯璽(2A期)	21/09/2024	https://www.28hse.com/buy/residential/property-3182231
6000000	442	41.06	146116.43	2	High Floor	Y	Y	2003	21	悅海軒	03/09/2024	https://www.28hse.com/buy/residential/property-3164242
5220000	447	41.53	125699.36	2	High Floor	Y	Y	1994	30	健基閣	01/09/2024	https://www.28hse.com/buy/residential/property-3060224
3980000	449	41.71	95412.84	3	High Floor	Y	Y	1966	58	廣興大廈	27/08/2024	https://www.28hse.com/buy/residential/property-3156195
3990000	452	41.99	95017.70	2	N/A	Y	Y	1983	41	恆富大廈	05/09/2024	https://www.28hse.com/buy/residential/property-3166122
3580000	452	41.99	85253.98	2	N/A	Y	Y	1966	58	福江大廈	24/09/2024	https://www.28hse.com/buy/residential/property-3028112
3280000	456	42.36	77424.62	2	Mid Floor	Y	Open Kitchen	1966	58	昌遠大廈	03/09/2024	https://www.28hse.com/buy/residential/property-3164120
3100000	461	42.83	72382.04	2	N/A	N	Open Kitchen	1962	62	長沙灣道48A號	19/09/2024	https://www.28hse.com/buy/residential/property-3029533
3950000	465	43.20	91435.37	2	High Floor	Y	Open Kitchen	1971	53	永明大廈	25/09/2024	https://www.28hse.com/buy/residential/property-3154905
5800000	473	43.94	131988.75	2	High Floor	Y	Y	2020	4	凱樂苑	01/09/2024	https://www.28hse.com/buy/residential/property-3161301
5800000	473	43.94	131988.75	2	High Floor	Y	Y	2020	4	凱樂苑	07/09/2024	https://www.28hse.com/buy/residential/property-3167942
5880000	473	43.94	133809.29	1	High Floor	Y	Y	2020	4	凱樂苑	20/09/2024	https://www.28hse.com/buy/residential/property-3181438
6800000	477	44.31	153447.78	2	High Floor	Y	Open Kitchen	2020	4	凱樂苑	02/09/2024	https://www.28hse.com/buy/residential/property-3161993

Price (HKD)	Area (ft²)	Area (m²)	Rent (HKD/m²)	No. of Bedroom	Level	Elevator	Private Kitchen	Estate Entry Year	Building Age	Address	Post Created	Link
5600000	477	44.31	126368.76	2	High Floor	Y	Y	2020	4	凱樂苑	05/09/2024	https://www.28hse.com/buy/residential/property-3166201
5600000	477	44.31	126368.76	2	Low Floor	Y	Y	2020	4	凱樂苑	08/09/2024	https://www.28hse.com/buy/residential/property-3168826
5580000	477	44.31	125917.44	2	Low Floor	Y	Y	2020	4	凱樂苑	16/09/2024	https://www.28hse.com/buy/residential/property-3178144
6280000	477	44.31	141713.54	2	Mid Floor	Y	Y	2020	4	凱樂苑	21/09/2024	https://www.28hse.com/buy/residential/property-3182909
5480000	478	44.41	123402.15	1	Mid Floor	Y	Y	2020	4	凱樂苑	26/08/2024	https://www.28hse.com/buy/residential/property-3154782
5680000	479	44.50	127638.85	1	Mid Floor	Y	Y	2020	4	凱樂苑	19/09/2024	https://www.28hse.com/buy/residential/property-3179901
6100000	481	44.69	136506.97	2	High Floor	Y	Y	2020	4	凱樂苑	19/09/2024	https://www.28hse.com/buy/residential/property-3180678
6980000	483	44.87	155552.99	2	Mid Floor	Y	Y	2021	3	愛海頌	18/09/2024	https://www.28hse.com/buy/residential/property-3113470
7000000	484	44.97	155676.39	2	High Floor	Y	Y	2012	12	景怡峰	29/08/2024	https://www.28hse.com/buy/residential/property-3158029
7800000	485	45.06	173110.31	2	High Floor	Y	Y	2021	3	愛海頌	17/09/2024	https://www.28hse.com/buy/residential/property-3178351
6990000	487	45.24	154496.37	2	Low Floor	Y	Open Kitchen	2021	3	愛海頌	07/09/2024	https://www.28hse.com/buy/residential/property-3167602
3200000	491	45.62	70151.76	3	Low Floor	Y	Y	1989	35	南昌邨昌頌樓	20/09/2024	https://www.28hse.com/buy/residential/property-3181752
8900000	493	45.80	194318.06	3	High Floor	Y	Open Kitchen	2001	23	West Park	02/09/2024	https://www.28hse.com/buy/residential/property-3162612
3250000	494	45.89	70815.20	3	Mid Floor	Y	Y	1989	35	南昌邨昌安樓	02/09/2024	https://www.28hse.com/buy/residential/property-3162082
3000000	497	46.17	64973.30	3	High Floor	Y	Y	1963	61	冠奇大廈	04/09/2024	https://www.28hse.com/buy/residential/property-2720646
6900000	498	46.27	149138.52	2	Mid Floor	Y	Open Kitchen	2014	10	曉尚	11/09/2024	https://www.28hse.com/buy/residential/property-3172632

Rental Office

Price (HKD)	Area (ft2)	Area (m2)	Rent (HKD/m2)	Private Bathroom	Estate Entry Year	Building Age	Address	Post Created	Link
5500	300	27.87	197.34	N	1982	42	香港工業中心	8/28/2024	https://www.28hse.com/rent/office/property-3157311
3800	300	27.87	136.34	N	1976	48	時來工廠大廈	9/3/2024	https://www.28hse.com/rent/office/property-2080572
7000	300	27.87	251.16	N	1982	42	香港工業中心	9/4/2024	https://www.28hse.com/rent/office/property-3164923
4800	300	27.87	172.22	N	1971	53	安泰工業大廈	9/12/2024	https://www.28hse.com/rent/office/property-2972823
6000	302	28.06	213.85	N	1978	46	百福工業大廈	9/7/2024	https://www.28hse.com/rent/office/property-3167841
4800	310	28.80	166.67	N	1985	39	百生利中心	9/13/2024	https://www.28hse.com/rent/office/property-2496847
6500	320	29.73	218.64	N	1992	32	浪淘大廈	9/3/2024	https://www.28hse.com/rent/office/property-3164142
8000	330	30.66	260.94	N	1982	42	香港工業中心	9/9/2024	https://www.28hse.com/rent/office/property-3169980
8000	336	31.22	256.28	N	1980	44	豐祥大廈商場	9/20/2024	https://www.28hse.com/rent/office/property-3144685
8300	337	31.31	265.11	N	1980	44	合興工業大廈	9/5/2024	https://www.28hse.com/rent/office/property-3165582
8100	338	31.40	257.95	N	1980	44	合興工業大廈	9/7/2024	https://www.28hse.com/rent/office/property-3021462
6500	348	32.33	201.05	N	1963	61	昌發工廠大廈	9/12/2024	https://www.28hse.com/rent/office/property-1677196
7000	350	32.52	215.28	N	1969	55	嘉名工廠大廈	9/3/2024	https://www.28hse.com/rent/office/property-3164162
12000	350	32.52	369.05	Y	1983	41	永倫大廈	9/12/2024	https://www.28hse.com/rent/office/property-2807195
9000	350	32.52	276.79	N	1970	54	通源工業大廈	9/13/2024	https://www.28hse.com/rent/office/property-3174311
8500	378	35.12	242.05	N	1961	63	鴻昌工廠大廈	9/2/2024	https://www.28hse.com/rent/office/property-3161959
8600	379	35.21	244.25	N	1981	43	香港工業中心	9/3/2024	https://www.28hse.com/rent/office/property-3164002
7500	380	35.30	212.45	N	1982	42	香港工業中心	8/28/2024	https://www.28hse.com/rent/office/property-3125323
3900	380	35.30	110.47	N	1981	43	福至工業大廈	9/20/2024	https://www.28hse.com/rent/office/property-1056444
4000	380	35.30	113.30	N	1976	48	長江工廠大廈	9/20/2024	https://www.28hse.com/rent/office/property-1738084
6000	380	35.30	169.96	N	1961	63	匯華工廠大廈	9/23/2024	https://www.28hse.com/rent/office/property-3184120
9000	390	36.23	248.40	N	1978	46	華盛工業大廈	9/9/2024	https://www.28hse.com/rent/office/property-3102945
11795	400	37.16	317.40	Y	1983	41	永倫大廈	8/28/2024	https://www.28hse.com/rent/office/property-3157381
9500	400	37.16	255.64	N	1970	54	通源工業大廈	9/3/2024	https://www.28hse.com/rent/office/property-3163459
7000	400	37.16	188.37	N	1961	63	匯華工廠大廈	9/11/2024	https://www.28hse.com/rent/office/property-3172475
9800	408	37.90	258.54	N	1983	41	榮吉工業大廈	9/7/2024	https://www.28hse.com/rent/office/property-3167684
10800	415	38.55	280.12	N	1983	41	新光工業大廈	8/30/2024	https://www.28hse.com/rent/office/property-3159801
9000	420	39.02	230.66	N	1980	44	合興工業大廈	9/6/2024	https://www.28hse.com/rent/office/property-3166947

Price (HKD)	Area (ft2)	Area (m2)	Rent (HKD/m2)	Private Bathroom	Estate Entry Year	Building Age	Address	Post Created	Link
12000	437	40.60	295.58	Y	1995	29	定豐中心	9/11/2024	https://www.28hse.com/rent/office/property-3172017
8600	440	40.88	210.39	N	1978	46	百福工業大廈	8/29/2024	https://www.28hse.com/rent/office/property-3157985
9800	450	41.81	234.41	N	1969	55	嘉名工廠大廈	8/28/2024	https://www.28hse.com/rent/office/property-3157236
12000	450	41.81	287.04	Y	1982	42	永盛工業大廈	9/23/2024	https://www.28hse.com/rent/office/property-3184363
7300	456	42.36	172.32	Y	1971	53	安泰工業大廈	9/21/2024	https://www.28hse.com/rent/office/property-3182472
7800	462	42.92	181.73	N	1971	53	安泰工業大廈	9/2/2024	https://www.28hse.com/rent/office/property-3162596
11500	468	43.48	264.50	Y	1982	42	香港工業中心	8/29/2024	https://www.28hse.com/rent/office/property-3158478
12800	485	45.06	284.08	Y	1982	42	永盛工業大廈	9/27/2024	https://www.28hse.com/rent/office/property-3188518
8500	495	45.99	184.83	N	1978	46	百福工業大廈	9/12/2024	https://www.28hse.com/rent/office/property-3157985
9800	500	46.45	210.97	N	1980	44	合興工業大廈	8/28/2024	https://www.28hse.com/rent/office/property-3156973
4880	500	46.45	105.06	N	1961	63	匯華工廠大廈	9/3/2024	https://www.28hse.com/rent/office/property-3163250
12000	502	46.64	257.30	Y	1996	28	華匯廣場	9/13/2024	https://www.28hse.com/rent/office/property-3174690
12000	505	46.92	255.78	Y	1996	28	華匯廣場	9/24/2024	https://www.28hse.com/rent/office/property-3185025
11800	509	47.29	249.54	N	1996	28	華匯廣場	9/13/2024	https://www.28hse.com/rent/office/property-3141497
10000	510	47.38	211.06	N	1981	43	福至工業大廈	9/10/2024	https://www.28hse.com/rent/office/property-3137582
6000	510	47.38	126.63	N	1970	54	恒昌工廠大廈	9/24/2024	https://www.28hse.com/rent/office/property-3135187
14000	525	48.77	287.04	N	1991	33	九龍廣場	9/9/2024	https://www.28hse.com/rent/office/property-3170000
13000	534	49.61	262.04	N	1979	45	通利大廈	9/3/2024	https://www.28hse.com/rent/office/property-3114333
9600	550	51.10	187.88	N	1969	55	嘉名工廠大廈	9/3/2024	https://www.28hse.com/rent/office/property-3164308
13348	568	52.77	252.95	Y	1995	29	定豐中心	9/12/2024	https://www.28hse.com/rent/office/property-3119383
8700	588	54.63	159.26	N	1978	46	百福工業大廈	9/4/2024	https://www.28hse.com/rent/office/property-3164695
6300	599	55.65	113.21	Y	1963	61	昌發工廠大廈	9/16/2024	https://www.28hse.com/rent/office/property-3107557
12800	600	55.74	229.63	N	2011	13	興迅廣場	9/2/2024	https://www.28hse.com/rent/office/property-3162307
14000	600	55.74	251.16	Y	1975	49	長豐商業大廈	9/5/2024	https://www.28hse.com/rent/office/property-3166272
11500	600	55.74	206.31	N	1970	54	通源工業大廈	9/18/2024	https://www.28hse.com/rent/office/property-3179073
9800	600	55.74	175.81	N	1976	48	長江工廠大廈	9/19/2024	https://www.28hse.com/rent/office/property-2703909
17800	615	57.14	311.54	N	1991	33	九龍廣場	9/27/2024	https://www.28hse.com/rent/office/property-3188235
17500	635	58.99	296.64	Y	1994	30	時信中心	9/2/2024	https://www.28hse.com/rent/office/property-3162626
11200	635	58.99	189.85	Y	1969	55	嘉名工廠大廈	9/12/2024	https://www.28hse.com/rent/office/property-2959399
10800	645	59.92	180.23	Y	1998	26	潮流工貿中心	9/9/2024	https://www.28hse.com/rent/office/property-2955306
15000	650	60.39	248.40	Y	1980	44	中太工業大廈	9/21/2024	https://www.28hse.com/rent/office/property-3182535

Price (HKD)	Area (ft2)	Area (m2)	Rent (HKD/m2)	Private Bathroom	Estate Entry Year	Building Age	Address	Post Created	Link
17000	653	60.67	280.22	Y	1994	30	時信中心	9/20/2024	https://www.28hse.com/rent/office/property-3181366
11000	659	61.22	179.67	Y	1998	26	潮流工貿中心	9/13/2024	https://www.28hse.com/rent/office/property-3174586
16500	660	61.32	269.10	Y	2009	15	金百盛中心	9/27/2024	https://www.28hse.com/rent/office/property-3188175
13000	679	63.08	206.08	N	1993	31	永康中心	9/3/2024	https://www.28hse.com/rent/office/property-3163160
15700	683	63.45	247.43	N	1996	28	經達廣場	9/8/2024	https://www.28hse.com/rent/office/property-3169669
23000	696	64.66	355.70	Y	1994	30	時信中心	9/12/2024	https://www.28hse.com/rent/office/property-3173965
13800	700	65.03	212.20	N	1976	48	嘉圖工廠大廈	8/28/2024	https://www.28hse.com/rent/office/property-3156832
12000	700	65.03	184.52	N	1983	41	榮吉工業大廈	8/29/2024	https://www.28hse.com/rent/office/property-3158131
68000	700	65.03	1045.64	N	1977	47	百美工業大廈	9/2/2024	https://www.28hse.com/rent/office/property-3161953
13800	700	65.03	212.20	N	1981	43	福至工業大廈	9/2/2024	https://www.28hse.com/rent/office/property-3162845
18000	715	66.43	270.98	Y	2017	7	W668	9/2/2024	https://www.28hse.com/rent/office/property-3162798
17000	721	66.98	253.80	Y	2017	7	W668	9/25/2024	https://www.28hse.com/rent/office/property-3186640
13800	729	67.73	203.76	N	1996	28	時代中心	9/13/2024	https://www.28hse.com/rent/office/property-3174601
13000	740	68.75	189.10	N	1992	32	浪淘大廈	9/27/2024	https://www.28hse.com/rent/office/property-3112046
16800	750	69.68	241.11	N	1977	47	長城工廠大廈	9/26/2024	https://www.28hse.com/rent/office/property-3185187
12000	775	72.00	166.67	N	1991	33	九龍廣場	9/2/2024	https://www.28hse.com/rent/office/property-3163019
19000	777	72.19	263.21	Y	1995	29	定豐中心	9/3/2024	https://www.28hse.com/rent/office/property-3158895
18000	779	72.37	248.72	N	2011	13	環薈中心	9/27/2024	https://www.28hse.com/rent/office/property-3187920
20000	780	72.46	276.00	N	1996	28	陸佰中心	9/25/2024	https://www.28hse.com/rent/office/property-3186063
15300	784	72.84	210.06	N	1993	31	永康中心	9/17/2024	https://www.28hse.com/rent/office/property-3178768
12000	784	72.84	164.75	N	1993	31	永康中心	9/24/2024	https://www.28hse.com/rent/office/property-3150993
18800	794	73.77	254.86	N	1995	29	定豐中心	8/30/2024	https://www.28hse.com/rent/office/property-3158895
13800	800	74.32	185.68	N	1981	43	福至工業大廈	9/2/2024	https://www.28hse.com/rent/office/property-3162845
11000	800	74.32	148.00	Y	1969	55	嘉名工廠大廈	9/13/2024	https://www.28hse.com/rent/office/property-3135857
14200	800	74.32	191.06	Y	1986	38	億利工業中心	9/19/2024	https://www.28hse.com/rent/office/property-3180050
13000	801	74.42	174.70	Y	1961	63	麗昌工廠大廈	9/13/2024	https://www.28hse.com/rent/office/property-3007844
18800	803	74.60	252.01	Y	2017	7	W668	8/28/2024	https://www.28hse.com/rent/office/property-3157115
19800	808	75.07	263.77	N	1996	28	經達廣場	9/9/2024	https://www.28hse.com/rent/office/property-3170784
11800	820	76.18	154.90	Y	1982	42	香港工業中心	9/2/2024	https://www.28hse.com/rent/office/property-2748833
19752	823	76.46	258.33	N	1998	26	香港中心	9/19/2024	https://www.28hse.com/rent/office/property-3180806
12000	828	76.92	156.00	N	1976	48	嘉圖工廠大廈	9/7/2024	https://www.28hse.com/rent/office/property-3167681

Price (HKD)	Area (ft2)	Area (m2)	Rent (HKD/m2)	Private Bathroom	Estate Entry Year	Building Age	Address	Post Created	Link
18000	828	76.92	234.00	Y	2009	15	金百盛中心	9/27/2024	https://www.28hse.com/rent/office/property-3187956
21800	834	77.48	281.36	Y	1996	28	陸佰中心	9/19/2024	https://www.28hse.com/rent/office/property-3180682
19000	838	77.85	244.05	N	2011	13	興迅廣場	9/15/2024	https://www.28hse.com/rent/office/property-3132343
17000	845	78.50	216.55	N	1996	28	陸佰中心	9/2/2024	https://www.28hse.com/rent/office/property-3162382
12675	845	78.50	161.46	Y	1998	26	潮流工貿中心	9/25/2024	https://www.28hse.com/rent/office/property-3186748
14500	850	78.97	183.62	Y	1986	38	億利工業中心	9/20/2024	https://www.28hse.com/rent/office/property-3181772
21000	853	79.25	265.00	Y	2017	7	W668	9/3/2024	https://www.28hse.com/rent/office/property-3163972
19600	855	79.43	246.75	Y	2018	6	金百盛中心	9/13/2024	https://www.28hse.com/rent/office/property-3174593
20000	855	79.43	251.79	Y	2018	6	金百盛中心	9/26/2024	https://www.28hse.com/rent/office/property-3187776
13500	862	80.08	168.58	N	1981	43	福至工業大廈	9/11/2024	https://www.28hse.com/rent/office/property-3172450
17600	880	81.75	215.28	Y	1982	42	香港工業中心	9/2/2024	https://www.28hse.com/rent/office/property-3075067
21000	886	82.31	255.13	N	1982	42	俊薈	9/3/2024	https://www.28hse.com/rent/office/property-2778279
21000	899	83.52	251.44	Y	2009	15	金百盛中心	9/27/2024	https://www.28hse.com/rent/office/property-3188061
16800	900	83.61	200.93	Y	1982	42	香港工業中心	8/30/2024	https://www.28hse.com/rent/office/property-3159057
13880	900	83.61	166.00	N	1961	63	麗昌工廠大廈	9/9/2024	https://www.28hse.com/rent/office/property-3169875
20500	901	83.71	244.91	Y	2018	6	金百盛中心	9/3/2024	https://www.28hse.com/rent/office/property-3164357
23000	916	85.10	270.27	N	2015	9	Global Gateway Tower	8/28/2024	https://www.28hse.com/rent/office/property-3085075
21000	917	85.19	246.50	Y	2009	15	金百盛中心	9/2/2024	https://www.28hse.com/rent/office/property-3162743
14800	920	85.47	173.16	Y	1976	48	嘉圖工廠大廈	8/29/2024	https://www.28hse.com/rent/office/property-3158170
17000	949	88.16	192.82	Y	1990	34	兆威工業大廈	8/31/2024	https://www.28hse.com/rent/office/property-3158874
19000	950	88.26	215.28	N	2002	22	億京廣場	9/4/2024	https://www.28hse.com/rent/office/property-3164940
21000	951	88.35	237.69	N	2018	6	中國船舶大廈	9/25/2024	https://www.28hse.com/rent/office/property-3186126
20000	960	89.19	224.25	N	1991	33	九龍廣場	9/26/2024	https://www.28hse.com/rent/office/property-3187574
24500	991	92.07	266.11	N	2018	6	中國船舶大廈	8/28/2024	https://www.28hse.com/rent/office/property-3157259
22000	1000	92.90	236.81	Y	1986	38	億利工業中心	8/29/2024	https://www.28hse.com/rent/office/property-3157838
23000	1000	92.90	247.57	N	2002	22	億京廣場	9/20/2024	https://www.28hse.com/rent/office/property-3181130
21000	1000	92.90	226.04	N	2009	15	福源廣場	9/25/2024	https://www.28hse.com/rent/office/property-3186396
18800	1023	95.04	197.81	Y	1990	34	兆威工業大廈	8/29/2024	https://www.28hse.com/rent/office/property-3158097
16500	1023	95.04	173.61	Y	1990	34	兆威工業大廈	9/2/2024	https://www.28hse.com/rent/office/property-3162791
16500	1023	95.04	173.61	Y	1990	34	兆威工業大廈	9/17/2024	https://www.28hse.com/rent/office/property-2891922
25800	1035	96.15	268.32	Y	2017	7	W668	9/2/2024	https://www.28hse.com/rent/office/property-3162188

Price (HKD)	Area (ft2)	Area (m2)	Rent (HKD/m2)	Private Bathroom	Estate Entry Year	Building Age	Address	Post Created	Link
23850	1037	96.34	247.56	N	2018	6	中國船舶大廈	8/29/2024	https://www.28hse.com/rent/office/property-3158079
18000	1040	96.62	186.30	Y	1990	34	兆威工業大廈	9/25/2024	https://www.28hse.com/rent/office/property-3186836
19000	1058	98.29	193.30	N	1961	63	益大工業大廈	8/28/2024	https://www.28hse.com/rent/office/property-3157248
12500	1060	98.48	126.93	N	1965	59	鴻昌工廠大廈	9/6/2024	https://www.28hse.com/rent/office/property-3166624
21000	1075	99.87	210.27	Y	1995	29	華創中心	9/24/2024	https://www.28hse.com/rent/office/property-3153055
27000	1077	100.06	269.85	N	2015	9	Global Gateway Tower	8/28/2024	https://www.28hse.com/rent/office/property-3156861
21000	1081	100.43	209.10	N	1996	28	時代中心	9/3/2024	https://www.28hse.com/rent/office/property-3163245
19500	1096	101.82	191.51	Y	1995	29	華創中心	9/11/2024	https://www.28hse.com/rent/office/property-3096539
26329	1097	101.91	258.34	N	1972	52	誠信中心	9/3/2024	https://www.28hse.com/rent/office/property-3163737
23500	1100	102.19	229.96	Y	1986	38	億利工業中心	9/2/2024	https://www.28hse.com/rent/office/property-3126829
23000	1100	102.19	225.06	Y	1986	38	億利工業中心	9/2/2024	https://www.28hse.com/rent/office/property-3126829
15500	1100	102.19	151.67	Y	1961	63	麗昌工廠大廈	9/4/2024	https://www.28hse.com/rent/office/property-3164646
26000	1119	103.96	250.10	N	2009	15	福源廣場	9/10/2024	https://www.28hse.com/rent/office/property-3133741
23800	1120	104.05	228.73	N	1977	47	香港紗廠工業大廈5期	9/20/2024	https://www.28hse.com/rent/office/property-3181431
17000	1123	104.33	162.94	Y	1990	34	兆威工業大廈	9/10/2024	https://www.28hse.com/rent/office/property-3170932
17000	1130	104.98	161.93	Y	1990	34	兆威工業大廈	9/13/2024	https://www.28hse.com/rent/office/property-3174358
26500	1139	105.82	250.43	N	2015	9	Global Gateway Tower	9/12/2024	https://www.28hse.com/rent/office/property-3174093
23400	1140	105.91	220.94	N	1995	29	羅氏商業廣場	8/29/2024	https://www.28hse.com/rent/office/property-3150595
22000	1143	106.19	207.18	Y	1995	29	華創中心	9/2/2024	https://www.28hse.com/rent/office/property-3162404
24000	1146	106.47	225.42	N	2011	13	環薈中心	8/29/2024	https://www.28hse.com/rent/office/property-3158404
24000	1154	107.21	223.86	N	1997	27	勵豐中心	9/26/2024	https://www.28hse.com/rent/office/property-3186934
25630	1165	108.23	236.81	Y	1997	27	勵豐中心	9/21/2024	https://www.28hse.com/rent/office/property-3007210
19500	1166	108.32	180.01	Y	1990	34	兆威工業大廈	8/30/2024	https://www.28hse.com/rent/office/property-3159877
23600	1180	109.63	215.28	N	1977	47	香港紗廠工業大廈1及2期	9/27/2024	https://www.28hse.com/rent/office/property-3087729
16500	1186	110.18	149.75	Y	1990	34	兆威工業大廈	9/3/2024	https://www.28hse.com/rent/office/property-3164020
32000	1196	111.11	288.00	N	2011	13	環薈中心	9/1/2024	https://www.28hse.com/rent/office/property-3161268
32300	1196	111.11	290.70	Y	2011	13	環薈中心	9/27/2024	https://www.28hse.com/rent/office/property-3188161
21800	1200	111.48	195.54	Y	1982	42	香港工業中心	9/4/2024	https://www.28hse.com/rent/office/property-3164995
30275	1211	112.51	269.10	Y	1992	32	時采中心	9/3/2024	https://www.28hse.com/rent/office/property-3058139
23800	1221	113.43	209.81	Y	1998	26	潮流工貿中心	9/8/2024	https://www.28hse.com/rent/office/property-3129896
26880	1222	113.53	236.77	N	2009	15	福源廣場	9/26/2024	https://www.28hse.com/rent/office/property-3187624

Price (HKD)	Area (ft2)	Area (m2)	Rent (HKD/m2)	Private Bathroom	Estate Entry Year	Building Age	Address	Post Created	Link
19800	1260	117.06	169.15	N	1971	53	安泰工業大廈	9/12/2024	https://www.28hse.com/rent/office/property-2972823
20000	1282	119.10	167.92	N	1992	32	浪淘大廈	9/27/2024	https://www.28hse.com/rent/office/property-3188213
19000	1300	120.77	157.32	N	1971	53	安泰工業大廈	9/27/2024	https://www.28hse.com/rent/office/property-3188798
28700	1305	121.24	236.72	Y	1983	41	新光工業大廈	9/27/2024	https://www.28hse.com/rent/office/property-2742349
28900	1314	122.07	236.74	N	2011	13	興迅廣場	9/26/2024	https://www.28hse.com/rent/office/property-3151283
12500	1350	125.42	99.67	Y	1961	63	麗昌工廠大廈	9/2/2024	https://www.28hse.com/rent/office/property-3162974
33920	1357	126.07	269.06	N	1998	26	西港都會中心	8/29/2024	https://www.28hse.com/rent/office/property-3158380
44999	1357	126.07	356.94	N	1998	26	西港都會中心	9/20/2024	https://www.28hse.com/rent/office/property-2792687
27000	1362	126.53	213.38	N	1980	44	香港紗廠工業大廈6期	9/26/2024	https://www.28hse.com/rent/office/property-3187164
33800	1371	127.37	265.37	N	2018	6	中國船舶大廈	9/4/2024	https://www.28hse.com/rent/office/property-3164489
30000	1380	128.21	234.00	N	2002	22	億京廣場	8/28/2024	https://www.28hse.com/rent/office/property-3156892
31800	1395	129.60	245.37	N	1989	35	貿易廣場	9/6/2024	https://www.28hse.com/rent/office/property-1927183
36000	1415	131.46	273.85	N	2022	2	東方國際大廈	9/3/2024	https://www.28hse.com/rent/office/property-2504626
30000	1425	132.39	226.61	Y	1998	26	創匯國際中心	9/9/2024	https://www.28hse.com/rent/office/property-3169829
28000	1448	134.52	208.14	Y	1985	39	好運工業中心	9/5/2024	https://www.28hse.com/rent/office/property-3166405
21500	1450	134.71	159.60	N	1970	54	泰昌工廠大廈	9/23/2024	https://www.28hse.com/rent/office/property-3184699
33500	1451	134.80	248.51	N	2022	2	東方國際大廈	9/9/2024	https://www.28hse.com/rent/office/property-2884526
35000	1479	137.40	254.72	N	2022	2	東方國際大廈	9/5/2024	https://www.28hse.com/rent/office/property-3096445
21000	1490	138.43	151.71	Y	1970	54	泰昌工廠大廈	9/12/2024	https://www.28hse.com/rent/office/property-3173358
17500	1500	139.35	125.58	Y	1970	54	恒昌工廠大廈	9/4/2024	https://www.28hse.com/rent/office/property-3165144
24500	1500	139.35	175.81	Y	1986	38	億利工業中心	9/13/2024	https://www.28hse.com/rent/office/property-3063698
6800	1500	139.35	48.80	N	1961	63	麗昌工廠大廈	9/19/2024	https://www.28hse.com/rent/office/property-3180941
34500	1500	139.35	247.57	Y	1978	46	永明工業中心	9/23/2024	https://www.28hse.com/rent/office/property-3184476
20800	1500	139.35	149.26	Y	1970	54	泰昌工廠大廈	9/23/2024	https://www.28hse.com/rent/office/property-3111289
21000	1510	140.28	149.70	N	1970	54	泰昌工廠大廈	8/29/2024	https://www.28hse.com/rent/office/property-3158451
29000	1538	142.88	202.96	Y	2024	0	瓊林街121號	9/23/2024	https://www.28hse.com/rent/office/property-3184266
35390	1539	142.98	247.52	N	2022	2	東方國際大廈	9/9/2024	https://www.28hse.com/rent/office/property-3169988
23800	1541	143.16	166.24	Y	1985	39	好運工業中心	9/3/2024	https://www.28hse.com/rent/office/property-2804635
29800	1566	145.49	204.83	Y	2023	1	One Two One	8/28/2024	https://www.28hse.com/rent/office/property-3185957
39350	1574	146.23	269.10	Y	2024	0	瓊林街121號	9/20/2024	https://www.28hse.com/rent/office/property-2973978
27000	1600	148.64	181.64	N	1992	32	時運中心	9/5/2024	https://www.28hse.com/rent/office/property-2974685

Price (HKD)	Area (ft2)	Area (m2)	Rent (HKD/m2)	Private Bathroom	Estate Entry Year	Building Age	Address	Post Created	Link
24800	1603	148.92	166.53	Y	1994	30	偉基大廈	8/29/2024	https://www.28hse.com/rent/office/property-2757362
30000	1613	149.85	200.20	N	1992	32	時運中心	9/10/2024	https://www.28hse.com/rent/office/property-3171767
32000	1615	150.04	213.28	Y	1982	42	香港工業中心	8/28/2024	https://www.28hse.com/rent/office/property-3156835
32000	1615	150.04	213.28	Y	1982	42	香港工業中心	8/29/2024	https://www.28hse.com/rent/office/property-3157846
29900	1615	150.04	199.28	N	1992	32	時運中心	9/10/2024	https://www.28hse.com/rent/office/property-3170841
19800	1639	152.27	130.03	Y	1994	30	時豐中心	9/2/2024	https://www.28hse.com/rent/office/property-3163076
33000	1650	153.29	215.28	Y	1996	28	陸佰中心	9/2/2024	https://www.28hse.com/rent/office/property-3162801
31200	1650	153.29	203.54	Y	1982	42	香港工業中心	9/2/2024	https://www.28hse.com/rent/office/property-3162231
32000	1650	153.29	208.75	Y	1985	39	好運工業中心	9/24/2024	https://www.28hse.com/rent/office/property-3151968
32000	1669	155.06	206.38	Y	1986	38	億利工業中心	9/27/2024	https://www.28hse.com/rent/office/property-3187923
32000	1677	155.80	205.39	Y	1985	39	好運工業中心	9/2/2024	https://www.28hse.com/rent/office/property-3162611
32000	1684	156.45	204.54	Y	1986	38	億利工業中心	8/28/2024	https://www.28hse.com/rent/office/property-3157191
33800	1690	157.01	215.28	N	1997	27	永康街9號	9/4/2024	https://www.28hse.com/rent/office/property-3164573
25000	1700	157.94	158.29	Y	1982	42	香港工業中心	9/27/2024	https://www.28hse.com/rent/office/property-3187902
33000	1720	159.79	206.52	N	1983	41	榮吉工業大廈	9/13/2024	https://www.28hse.com/rent/office/property-3174500
32090	1783	165.65	193.73	N	2023	1	One Two One	8/31/2024	https://www.28hse.com/rent/office/property-3160985
26000	1790	166.30	156.35	N	1984	40	Peak Castle	8/31/2024	https://www.28hse.com/rent/office/property-3160047
28500	1800	167.23	170.43	Y	1982	42	香港工業中心	8/28/2024	https://www.28hse.com/rent/office/property-3157097
26500	1804	167.60	158.12	N	2015	9	Global Gateway Tower	9/2/2024	https://www.28hse.com/rent/office/property-3162738
38000	1814	168.53	225.48	N	1998	26	永義廣場	9/9/2024	https://www.28hse.com/rent/office/property-3170180
45000	1830	170.01	264.69	N	2022	2	東方國際大廈	9/25/2024	https://www.28hse.com/rent/office/property-3119129
47736	1836	170.57	279.86	Y	2018	6	金百盛中心	8/29/2024	https://www.28hse.com/rent/office/property-3158599
22000	1838	170.76	128.84	N	1966	58	百欣大廈	9/2/2024	https://www.28hse.com/rent/office/property-3163001
31800	1843	171.22	185.73	N	1992	32	時運中心	9/24/2024	https://www.28hse.com/rent/office/property-3151515
30000	1846	171.50	174.93	Y	1986	38	億利工業中心	9/5/2024	https://www.28hse.com/rent/office/property-3030488
25000	1854	172.24	145.14	N	1989	35	順昌工業大廈	9/26/2024	https://www.28hse.com/rent/office/property-3186337
25000	1856	172.43	144.99	N	1989	35	順昌工業大廈	9/25/2024	https://www.28hse.com/rent/office/property-3186337
50000	1888	175.40	285.06	Y	2017	7	W668	9/1/2024	https://www.28hse.com/rent/office/property-3126338
49700	1914	177.82	279.50	N	2011	13	環薈中心	8/28/2024	https://www.28hse.com/rent/office/property-3157134
26800	1948	180.98	148.09	Y	1965	59	鴻昌工廠大廈	9/12/2024	https://www.28hse.com/rent/office/property-2970370
29000	1955	181.63	159.67	N	1984	40	Peak Castle	8/29/2024	https://www.28hse.com/rent/office/property-2986711

Rental Shop

Price (HKD)	Area (ft2)	Area (m2)	Rent (HKD/m2)	Shopping Mall	Floor	For Restaurant	Private Bathroom	Estate Entry Year	Building Age	Address	Post Created	Link
5500	80	7.43	740.02	N	G	N	N	1963	61	冠奇大廈	8/31/2024	https://www.28hse.com/rent/shop/property-2721282
8800	117	10.87	809.59	Y	1	N	N	1980	44	黃金電腦商場	9/11/2024	https://www.28hse.com/rent/shop/property-3172066
6000	118	10.96	547.32	Y	G	N	N	1999	25	元州商場	9/4/2024	https://www.28hse.com/rent/shop/property-3164789
6500	120	11.15	583.05	Y	1	N	N	1980	44	豐祥大廈	9/7/2024	https://www.28hse.com/rent/shop/property-3167614
3200	133	12.36	258.98	Y	1	N	N	1981	43	聯邦廣場	8/29/2024	https://www.28hse.com/rent/shop/property-2316328
3500	156	14.49	241.50	N	2	N	N	1969	55	嘉名工廠大廈	9/6/2024	https://www.28hse.com/rent/shop/property-3103720
6500	172	15.98	406.78	N	1	N	Y	1981	43	金玉大廈	9/8/2024	https://www.28hse.com/rent/shop/property-3168910
14000	200	18.58	753.47	N	G	N	N	1978	46	榮業商業大廈	9/26/2024	https://www.28hse.com/rent/shop/property-3134796
24800	200	18.58	1334.72	Y	G	N	N	N/A	N/A	天悅廣場	9/12/2024	https://www.28hse.com/rent/shop/property-3173645
18800	220	20.44	919.83	N	G	Y	N	1981	43	威信大廈	9/13/2024	https://www.28hse.com/rent/shop/property-3174261
16800	220	20.44	821.97	N	G	N	N	1989	35	東寧大廈	9/25/2024	https://www.28hse.com/rent/shop/property-3117659
18800	236	21.93	857.46	N	G	N	Y	1979	45	成都大廈	9/27/2024	https://www.28hse.com/rent/shop/property-3034872
40000	300	27.87	1435.19	N	G	Y	Y	1982	42	香港工業中心	9/4/2024	https://www.28hse.com/rent/shop/property-3165071
18800	300	27.87	674.54	N	G	N	N	1991	33	麗寶花園	9/16/2024	https://www.28hse.com/rent/shop/property-3104549
19500	300	27.87	699.65	Y	G	N	Y	1965	59	順景華庭	9/9/2024	https://www.28hse.com/rent/shop/property-3129712
14800	350	32.52	455.16	N	G	N	Y	2015	9	薈悅	9/17/2024	https://www.28hse.com/rent/shop/property-3178681
7800	360	33.45	233.22	Y	G	N	N	1983	41	置輝閣	9/6/2024	https://www.28hse.com/rent/shop/property-2900142
10000	395	36.70	272.50	N	2	N	N	1988	36	興隆大廈	9/17/2024	https://www.28hse.com/rent/shop/property-3178380
46000	450	41.81	1100.31	N	G	Y	Y	1958	66	桂林街38D號	9/21/2024	https://www.28hse.com/rent/shop/property-3182547
36000	480	44.59	807.29	N	G	Y	Y	1963	61	冠奇大廈	9/14/2024	https://www.28hse.com/rent/shop/property-3176196
13500	500	46.45	290.63	N	1	N	Y	2000	24	金濤閣	9/3/2024	https://www.28hse.com/rent/shop/property-1848512
33000	500	46.45	710.42	N	G	N	Y	1980	44	恒順大廈	8/31/2024	https://www.28hse.com/rent/shop/property-3160256
23000	500	46.45	495.14	N	G	N	N	1997	27	長華大廈	9/17/2024	https://www.28hse.com/rent/shop/property-3178855
70000	514	47.75	1465.90	Y	1	Y	N	1994	30	西九龍中心	9/13/2024	https://www.28hse.com/rent/shop/property-3099310
23800	551	51.19	464.94	N	G	N	Y	1984	40	永寧大廈	9/14/2024	https://www.28hse.com/rent/shop/property-3175456
35000	600	55.74	627.89	N	G	N	N	1983	41	新光工業大廈	9/3/2024	https://www.28hse.com/rent/office/property-3114221
29000	600	55.74	520.26	N	G	N	N	1992	32	昌華閣	9/9/2024	https://www.28hse.com/rent/shop/property-3169931

Price (HKD)	Area (ft2)	Area (m2)	Rent (HKD/m2)	Shopping Mall	Floor	For Restaurant	Private Bathroom	Estate Entry Year	Building Age	Address	Post Created	Link
25000	600	55.74	448.50	N	G	N	N	1984	40	順寧道501-511號	9/17/2024	https://www.28hse.com/rent/shop/property-3178924
20000	610	56.67	352.92	N	G	N	N	1997	27	名人商業中心	9/11/2024	https://www.28hse.com/rent/shop/property-3172331
21000	633	58.81	357.10	Y	G	Y	Y	2000	24	海華麗軒	9/14/2024	https://www.28hse.com/rent/shop/property-3176035
25000	655	60.85	410.84	N	G	N	Y	1984	40	永寧大廈	9/3/2024	https://www.28hse.com/rent/shop/property-3164286
36000	680	63.17	569.85	N	G	N	Y	1958	66	青山道88號	9/3/2024	https://www.28hse.com/rent/shop/property-3126613
68000	700	65.03	1045.64	N	G	Y	N	1977	47	昌隆工業大廈	9/2/2024	https://www.28hse.com/rent/office/property-3161953
40000	778	72.28	553.41	N	G	N	Y	2002	22	富裕居	9/3/2024	https://www.28hse.com/rent/shop/property-3126623
32000	900	83.61	382.72	N	G	N	N	1966	58	華仁大廈	9/24/2024	https://www.28hse.com/rent/shop/property-3029399
48000	1000	92.90	516.67	N	1	Y	Y	1963	61	福華街147號	9/2/2024	https://www.28hse.com/rent/shop/property-3162065
38000	1059	98.38	386.24	N	G	N	Y	1998	26	順康居	8/31/2024	https://www.28hse.com/rent/shop/property-3160185
39800	1300	120.77	329.54	N	G	N	N	1976	48	時來工廠大廈	9/11/2024	https://www.28hse.com/rent/shop/property-3113179
39000	1300	120.77	322.92	N	G	Y	Y	1976	48	時來工廠大廈	9/20/2024	https://www.28hse.com/rent/shop/property-2982751
33000	1360	126.35	261.18	N	G	N	Y	1951	73	青山道127號	9/26/2024	https://www.28hse.com/rent/shop/property-3113858
50000	1463	135.92	367.87	N	G	N	N	2024	0	瓊林街121號	9/4/2024	https://www.28hse.com/rent/office/property-3165117
38000	1689	156.91	242.17	Y	1	N	N	2021	3	睿峰	8/29/2024	https://www.28hse.com/rent/shop/property-3165487
32000	1700	157.94	202.61	N	G	N	Y	1965	59	大南街175號	9/10/2024	https://www.28hse.com/rent/shop/property-3171330
88000	1800	167.23	526.24	Y	-1	N	N	1980	44	黃金電腦商場	9/5/2024	https://www.28hse.com/rent/shop/property-3166164
63000	2100	195.10	322.92	N	G	Y	Y	1963	61	新元洲大廈	9/5/2024	https://www.28hse.com/rent/shop/property-3130196
130000	2200	204.39	636.05	Y	1	N	N	2021	3	睿峰	9/12/2024	https://www.28hse.com/rent/shop/property-3174122
31000	2700	250.84	123.59	N	2	N	Y	1973	51	黃竹街1-3號	9/5/2024	https://www.28hse.com/rent/shop/property-3165636
98000	3500	325.16	301.39	N	G	N	Y	1972	52	南昌街102-104號	9/16/2024	https://www.28hse.com/rent/shop/property-1846525
108000	3500	325.16	332.14	N	G	N	Y	1964	60	嘉寶大廈	9/26/2024	https://www.28hse.com/rent/shop/property-1989889
140000	5030	467.30	299.59	N	G	N	Y	1980	44	製衣中心	9/6/2024	https://www.28hse.com/rent/shop/property-3099563
136000	7200	668.90	203.32	N	G	N	Y	1971	53	安泰工業大廈	9/15/2024	https://www.28hse.com/rent/shop/property-3176489

Table of Questions

Annex IV

The full questionnaire is listed below:

Section 1 - ***Introduction***

了解深水埗社區需要同住屋滿意度
Understanding Community Needs and Housing Satisfaction in Sham Shui Po

你好，我叫張嘉愉，係意大利都靈理工大學「遺產建築」碩士課程既畢業生。目前，我進行緊有關於提升深水埗地區價值的論文，特別關注前北九龍裁判法院既活化計劃。

呢份問卷旨在收集你對深水埗同香港既居住情況、社區資源同埋房屋環境整體滿意度。另外，我地都想知道你對於前北九龍裁判法院未來發展既寶貴意見。

呢份問卷大約需要10到15分鐘完成。請放心，所有回答都會匿名處理，同埋受到隱私政策的保障。

非常感謝你抽出寶貴時間參與呢次既研究，你既意見對我地非常重要。

Hello, my name is Ka Yu Cheung, and I am a graduate of the Master’s Program in Architecture for Heritage at Politecnico di Torino. I am currently conducting a thesis on the valorization of the Sham Shui Po neighborhood, with a particular focus on the Former North Kowloon Magistracy.

This survey aims to gather insights on your living conditions, available community resources, and overall satisfaction with the housing environment in Sham Shui Po and Hong Kong. Additionally, we seek your valuable opinions on potential future developments at the Former North Kowloon Magistracy.

The questionnaire should take approximately 10-15 minutes to complete. Please note that all responses are anonymous and fully protected by privacy policies.

Thank you very much for taking the time to participate in this research. Your input is greatly appreciated.

* Indicates required question

1. **請問你在香港居住嗎？ Do you currently live in Hong Kong?** *

Mark only one oval.

○ 是 Yes

○ 否 No

居住狀況 Living Condition

以下問題係關於你既**居住環境** The following questions are about **your living environmet**

2. **請問你住係香港邊度? Where do you live in Hong Kong?** *

Mark only one oval.

○ 深水埗區 Sham Shui Po District
○ 油尖旺區 Yau Tsim Mong District
○ 九龍城區 Kowloon City District
○ 九龍 (深水埗, 油尖旺, 九龍城以外) Kowloon (Outside of Sham Shui Po, Yau Tsim Mong, Kowloon City District)
○ 香港島 Hong Kong Island
○ 新界 New Territories

3. **請問你住係呢區住左幾多年? How many years have you lived in this district?** *

Mark only one oval.

○ 少過1年 Less Than 1 Year
○ 1 - 5年 1 - 5 Years
○ 6 - 10年 6 - 10 Years
○ 10年以上 More Than 10 Years

4. **請問你住係呢間屋住左幾多年? How many years have you lived in this house?** *

Mark only one oval.

○ 少過1年 Less Than 1 Year
○ 1 - 5年 1 - 5 Yreas
○ 6 - 10年 6 - 10 Yreas
○ 10年以上 More Than 10 Yreas

5. **請問你屋企嘅家庭成員係? What is your family's composition in your household?** *

Mark only one oval.

○ 夫婦 Couple
○ 夫婦及未婚子女 Couple and Unmarried Children
○ 單親及未婚子女 Lone Parent and Unmarried Children
○ 夫婦及其中至少一位父母 Couple and At Least One of Their Parents
○ 夫婦及其中至少一位父母和未婚子女 Couple, At Least One of Their Parents and Their Unmarried Children
○ 其他親屬關係 Other Relative Relationship
○ 單人住戶 One-person Household
○ 非親屬關係住戶 Non-relative Household
○ 其他 Other

6. **請問你屋企有幾多個人? How many people are in your household?** *

Mark only one oval.

○ 獨居 Living Alone
○ 2
○ 3
○ 4
○ 5個或以上 5 or more

7. **請問你有幾多個 15歲或以下既小朋友同你一齊住? (包括你自己) How many children aged 15 or younger live with you? (Including yourself)** *

Mark only one oval.

○ 沒有 | None
○ 1
○ 2
○ 3
○ 4個或以上 | 4 or more

8. **請問你有幾多個 65歲以上既老人家同你一齊住? (包括你自己) How many elders aged 65 or older live with you? (Including yourself)** *

Mark only one oval.

○ 沒有 None
○ 1
○ 2
○ 3
○ 4個或以上 4 or more

9. **請問你住邊類型嘅房屋? What type of housing are you living in?** *

Mark only one oval.

○ 租住: 公共房屋(公屋) Rental: Public Housing
○ 租住: 私人住宅 - 整個單位 Rental: Private Residential - Whole Unit
○ 租住: 私人住宅 - 分間單位 (劏房) Rental: Private Residential - Subdivided Units
○ 租住: 非住宅用樓宇 Rental: Non-residential Building
○ 自置: 資助出售 Privately Owned: Subsidised Sale Flats
○ 自置: 私人住宅 Privately Owned: Private Residential
○ 自置: 非住宅用樓宇 Privately Owned: Non-residential Building
○ 臨時住屋 Temporary Housing
○ 其他 Other

10. **請問你既屋企有幾多間房? How many bedrooms are in your house?** *

Mark only one oval.

○ 0 (包括開放式單位) 0 (Including Studio Flat)
○ 1
○ 2
○ 3 或以上 3 or more

11. **請問你既屋企有幾大? What is the size of your house?** *

Mark only one oval.

- ○ 10平方米(~108平方尺)以下 Smaller than 10m² (~108ft²)
- ○ 10 - 19.9平方米 (~108 - ~214平方尺) 10 - 19.9m² (~108 - ~214ft²)
- ○ 20 - 29.9平方米 (~215 - ~322平方尺) 20 - 29.9m² (~215 - ~322ft²)
- ○ 30 - 39.9平方米 (~323 - ~430平方尺) 30 - 39.9m² (~323 - ~430ft²)
- ○ 40 - 49.9平方米 (~431 - ~537平方尺) 40 - 49.9m² (~431 - ~537ft²)
- ○ 50 - 59.9平方米 (~538 - ~645平方尺) 50 - 59.9m² (~538 - ~645ft²)
- ○ 60 - 69.9平方米 (~646 - ~752平方尺) 60 - 69.9m² (~646 - ~752ft²)
- ○ 70 - 79.9平方米 (~753 - ~860平方尺) 70 - 79.9m² (~753 - ~860ft²)
- ○ 80 - 89.9平方米 (~861 - ~968平方尺) 80 - 89.9m² (~861 - ~968ft²)
- ○ 90 - 99.9平方米 (~969 - ~1075平方尺) 90 - 99.9m² (~969 - ~1075ft²)
- ○ 100平方米(~1076平方尺)或以上 100m² (~1076ft²) or Bigger

12. **請問你既家庭收入大約有幾多 % 會用嚟支付住屋費用 (例如租金或按揭)? Approximately what % of your family income goes toward housing costs (like rent or mortgage)?** *

____

13. **請問你既屋企有冇廁所? Do you have a bathroom in your house?** *

Mark only one oval.

- ○ 有私人廁所 There is a private bathroom
- ○ 有公用廁所 There is a shared bathroom
- ○ 沒有 No

14. **請問你既屋企有冇廚房? Do you have a kitchen in your house?** *

Mark only one oval.

○ 有私人封閉式廚房 There is a private enclosed kitchen
○ 有私人開放式廚房 There is a private open kitchen
○ 有公用封閉式廚房 There is a shared enclosed kitchen
○ 有公用開放式廚房 There is a shared open kitchen
○ 沒有 No

15. **請問你既屋企有冇窗口? Do you have window in your house?** *

Mark only one oval.

○ 有可以打開既窗口 There are openable windows
○ 有打唔開既窗口 (因為隻窗打唔開/其他原因選擇唔會打開) There are unopenable windows (the window could not be open / for other reasons choose not to open)
○ 沒有 No

Section 3 - ***Housing Preferences***

住屋偏好 Housing Preferences

以下問題係關於你對於**居住環境既偏好** The following questions are about **your preferences for your living environment.**

16. **請問當你租/買樓既時候, 以下既空間係重要既考慮因素? When renting or buying a property, are the following spaces important factors to consider?** *

Mark only one oval per row.

	完全無關係 Completely Irrelevant	唔太有關係 Irrelevant	唔肯定 Unsure	有關係 Significant	非常有關 Very Significant
客廳 Living Room	○	○	○	○	○
廚房 Kitchen	○	○	○	○	○
廁所 Bathroom	○	○	○	○	○
睡房 Bedroom	○	○	○	○	○
飯廳 Dinning Room	○	○	○	○	○
露台 Balcony	○	○	○	○	○
電梯 Elevator	○	○	○	○	○

17. **請問除左以上提到既空間, 仲有冇其他考慮因素? Besides the space listed above, are there any other place to consider?**

18. **請問平日你會大概留係屋企幾多時間？ How much time do you usually spend at home on weekdays?** *

Mark only one oval.

○ 小於10小時 Less than 10Hours
○ 10 - 15小時 10 - 15 Hours
○ 16 - 20小時 16 - 20 Hours
○ 20小時以上 More than 20 Hours

19. **請問你平日留係屋企會做咩？ What do you do when you stay home on weekdays?** *

Tick all that apply.

□ 睡覺 Sleeping
□ 煮飯 Cooking
□ 食飯 Eating
□ 學業 Schoolwork
□ 在家工作 Remote Work
□ 料理家務 Housework
□ 娛樂 Entertainment

□ Other: ____________________

20. **請問假日你會大概留係屋企幾多時間？ How much time do you usually spend at home on holidays and weekends?** *

Mark only one oval.

○ 小於10小時 Less than 10Hours
○ 10 - 15小時 10 - 15 Hours
○ 16 - 20小時 16 - 20 Hours
○ 20小時以上 More than 20 Hours

21. **請問你假日留係屋企會做咩? What do you do when you stay home on holidays and weekends?** *

Tick all that apply.

□ 睡覺 Sleeping
□ 煮飯 Cooking
□ 食飯 Eating
□ 學業 Schoolwork
□ 在家工作 Remote Work
□ 料理家務 Housework
□ 娛樂 Entertainment

□ Other: ______________________

22. **請問你而家既屋企, 以下既空間足唔足夠? Is the following space sufficient in your current home?** *

Mark only one oval per row.

	完全缺乏 Completely Lacking	唔太足夠 Lacking	唔肯定 Unsure	足夠 Sufficient	完全足夠 Completely Sufficient
客廳 Living Room	○	○	○	○	○
廚房 Kitchen	○	○	○	○	○
廁所 Bathroom	○	○	○	○	○
睡房 Bedroom	○	○	○	○	○
飯廳 Dinning Room	○	○	○	○	○
露台 Balcony	○	○	○	○	○
電梯 Elevator	○	○	○	○	○

23. **請問以下既原因會唔會令你少咗留係屋企？ Would the following reasons cause you to spend less time at home?** *

Mark only one oval per row.

	完全無關係 Completely Irrelevant	唔太有關係 Irrelevant	唔肯定 Unsure	有關係 Significant	非常有關 Very Significant
唔夠私人空間 Not Enough Private Space	○	○	○	○	○
唔夠設施 (例如廚房, 廁所) Not Enough Amenities (e.g. Kicthen or Bathroom)	○	○	○	○	○
面積太細 Floor Area is too Small	○	○	○	○	○
太多人 Too Crowded	○	○	○	○	○
太嘈 Too Noise	○	○	○	○	○
慳水電 Cut Down Water and Electricity Bills	○	○	○	○	○
安全問題	○	○	○	○	○

Safety

24. **請問除左以上原因, 仲有冇其他因素會令你少咗留係屋企? Besides the reasons listed above, are there any other factors that cause you to spend less time at home?**

Section 4 - *Coummity Preferences*

社區偏好 Coummity Preferences

以下問題係關於你對於**社區環境既偏好** The following questions are about **your preferences for community environment**.

25. **請問係你而家既社區 , 你有幾常使用以下既周邊空間? In your current community, how often do you use the following surrounding spaces?** *

Mark only one oval per row.

	從未用過 Never Used	好少會用 Rarely Used	間中會用 Used Sometime	經常會用 Used Oftenly	每天都用 Always Used
社區空間 (例如 社區中心) Community Spaces (e.g. Community Center)	○	○	○	○	○
休憩空間 (例如 遊樂場) Leisure Spaces (e.g. Playground)	○	○	○	○	○
綠化空間 (例如 公園) Green Spaces (e.g. Park)	○	○	○	○	○
文化空間 (例如 劇場/美術展覽) Culture Space (e.g. Theater/Art Exhibition)	○	○	○	○	○

體育設施 Sport Facilities	○	○	○	○	○
公共交通設施 Public Transportation Facilities	○	○	○	○	○
街市 Markets	○	○	○	○	○
商店 Shops	○	○	○	○	○
餐廳 Restaurants	○	○	○	○	○

26. **請問係你而家既社區，用以下既周邊空間足夠嗎? In your current community, is the following surrounding space sufficient for use?** *

Mark only one oval per row.

	完全缺乏 Completely Lacking	唔太足夠 Lacking	唔肯定 Unsure	足夠 Sufficient	完全足夠 Completely Sufficient
社區空間 (例如 社區中心) Community Spaces (e.g. Community Center)	○	○	○	○	○
休憩空間 (例如 遊樂場) Leisure Spaces (e.g. Playground)	○	○	○	○	○
綠化空間 (例如 公園) Green Spaces (e.g. Park)	○	○	○	○	○

文化空間 (例如 劇場/美術展覽) Culture Space (e.g. Theater/Art Exhibition)	○	○	○	○	○
體育設施 Sport Facilities	○	○	○	○	○
公共交通設施 Public Transportation Facilities	○	○	○	○	○
街市 Markets	○	○	○	○	○
商店 Shops	○	○	○	○	○
餐廳 Restaurants	○	○	○	○	○

27. **請問除左以上提到既空間, 仲有冇其他空間係唔足夠? Besides the spaces listed above, are there any other areas that are insufficient?**

28. **請問你會唔會參加以下社區活動/場地? Would you attend the following community events or venues?** *

Mark only one oval per row.

	一定唔會 Definitely Not	好可能唔會 Very Probably Not	可能唔會 Probably Not	可能會 Probably	好可能會 Very Probably	一定會 Definitely
社區廚房 Community Kitchen	○	○	○	○	○	○

社區花園 **Community Garden**	○	○	○	○	○	○
社區工作坊 **Community Workshop**	○	○	○	○	○	○
社區參觀團 **Community Visit Tour**	○	○	○	○	○	○
社區會議 **Community Meetings**	○	○	○	○	○	○
社區藝術 **Community Art**	○	○	○	○	○	○
街坊導師 **Neighbor Mentorship**	○	○	○	○	○	○
街坊守望 **Neighborhood Watch**	○	○	○	○	○	○
二手市集 **Second Hand Market**	○	○	○	○	○	○
現場表演場地 Live House	○	○	○	○	○	○

29. **請問除左以上提到既活動/場地，仲有冇社區活動會想參加?** **Besides the activities/ spaces listed above, are there any other community activities you wounld like to join?**

Section 5 - ***Revitalize Former North Kowloon Magistracy***

活化前北九龍裁判法院 Revitalize Former North Kowloon Magistracy

以下問題係關於你對於**活化前北九龍裁判法院既睇法** The following questions are about **your opinons for Revitalize Former North Kowloon Magistracy.**

30. **請問你有冇參觀過香港既歷史建築 (例如 雷生春, 灣仔藍屋)? Have you ever visited historical buildings (e.g. Lui Seng Chun, Blue House in Wan Chai) in Hong Kong?** *

Mark only one oval.

○ 從來沒有 Never

○ 1 - 5次 1 - 5 Times

○ 6 - 10次 6 - 10 Times

○ 10次或以上 More Than 10 Times

31. **請問你上次參觀香港既歷史建築係幾時? When was the last time you visit historical buildings in Hong Kong?** *

Mark only one oval.

○ 一年內 Within One Year

○ 一到兩年前 1 to 2 Years Ago

○ 多過兩年前 More than 2 Years Ago

○ 從來沒有 Never

32. **請問你之前去參觀香港既歷史建築係有咩目的? What is the purpose of your visit to Hong Kong's historical buildings before?** *

Tick all that apply.

□ 文化體驗 Cultural Experience
□ 歷史理解 Historical Understanding
□ 建築欣賞 Architectural Appreciation
□ 社區同身份建立 Community and Identity Building
□ 遺產保育 Heritage Preservation
□ 教育 Education
□ 旅遊 Tourism

□ Other: ______________________

33. **請問你去參觀香港既歷史建築既時候會, 會希望得到咩野? What do you hope to find when you visit the historical buildings in Hong Kong?** *

Tick all that apply.

□ 歷史感 A Sense of History
□ 獨特建築同設計 Unique Architecture and Design
□ 社區同懷舊 Community and Nostalgia
□ 文化觀察 Cultural Insight
□ 攝影機會 Photography Opportunities
□ 教育價值 Educational Value
□ 支持保育 Supporting Preservation

□ Other: ______________________

34. **請問你會有興趣點樣參與歷史建築活化計劃? How would you be interested in participating in the revitalization project?** *

Mark only one oval per row.

	完全冇興趣 Not Interested at All	冇興趣 Not Interested	無意見 Neutral	有興趣 Somewhat Interested	非常有興趣 Very Interested
出席公開會議同討論 Attend Public Meetings and Discussions	○	○	○	○	○
參與義工機會 Participate in Volunteer Opportunities	○	○	○	○	○
提供設計同使用嘅意見 Provide Feedback on Design and Usage	○	○	○	○	○
緊貼個過程 Stay Informed of the Process	○	○	○	○	○

35. **請問除左以上提到既參與方式，仲有冇其他方式去參與歷史建築活化計劃? Besides the participating method listed above, are there any other method in the revitalization project you are interested?**

前北九龍裁判法院 Former North Kowloon Magistracy

NORTH KOWLOON MAGISTRACY
北九龍裁判法院

37. **請問你覺唔覺得保存裁判法院呢類歷史既建築係重要既？ Do you feel that preserving historical sites like the Magistracy is important for Hong Kong?** *

Mark only one oval.

○ 重要 Yes
○ 唔重要 No
○ 唔清楚 Not Sure

38. **請問你可唔可以解釋一下上一題你既答案？ Could you please explain your answer to the previous question?**

39. **請問你係歷史保存同現代設計之間想要點樣咩平衡? What balance do you prefer between historical preservation and modern design?** *

Mark only one oval.

○ 保留多數歷史設計 Mostly Preserve the Historical Design
○ 歷史同新元素既混合 A Mix of Historical and New Elements
○ 大部分都係現代化，同時保留一啲歷史特色 Mostly Modernize while Keeping Some Historical Features
○ 冇偏好 No Preference

40. **請問你覺得裁判法院既歷史有咩方面係最需要展示? What aspects of the Magistracy's history do you think are most important to showcase?** *

Tick all that apply.

□ 建築特色 Architectural Features
□ 原本既文物同傢俬 Original Artifacts and Furniture
□ 歷史法庭設置 Historical Courtroom Settings
□ 社會同文化背景 Social and Cultural Context
□ 法律制度既角色 Role in the Legal System
□ 代表法律同司法 Representation of Law and Justice

□ Other: ____________________

41. **請問你對裁判法院既活化有咩期望? What are your expectations for the revitalization of the Magistracy?** *

Tick all that apply.

□ 文化保存 Cultural Preservation
□ 社區參與 Community Engagement
□ 支持地區經濟 Support for Local Economy
□ 教育機會 Educational Opportunities

□ Other: ____________________

42. **請問你覺得邊類社群應該係呢個裁判法院活化入面受益? Which groups do you think should benefit from this revitalized space?** *

Tick all that apply.

□ 當區家庭 Local Families
□ 當區生意 Local Business Owner
□ 劏房戶 Subdivided Unit Tennents
□ 獨居老人 Elderly Living Alone
□ 少數族裔 Ethnic Minority
□ 學生 Students
□ 藝術家 Artists
□ Other: ____________________

43. **請問你覺得可以做咩令活化後既裁判法院對公眾更具吸引力同普及? What could be done to make the revitalized site more welcoming and accessible to the public?**

____

44. **請問你覺得裁判法院既活化可以幫助滿足到既深水埗社區需要? Do you think these community needs in Sham Shui Po could be fulfilled by the revitalized Magistracy?** *

Mark only one oval per row.

	非常唔同意 | Strongly Disagree	唔同意 | Disagree	唔確定 | Unsure	同意 | Agree	非常同意 | Strongly Agree
社區聚會空間 | Community Gathering Space	○	○	○	○	○
世代溝通 | Intergenerational Communication	○	○	○	○	○
文化融合 | Cultural Integration	○	○	○	○	○

休閒活動 | Recreational Activities	○	○	○	○	○
地區生意既交流 | Networking for Local Business	○	○	○	○	○
技能發展 | Skill Development	○	○	○	○	○
社會服務 | Social Services	○	○	○	○	○

45. **請問除左以上提到既深水埗社區需要，仲有冇其他區需要裁判法院既活化可以幫助滿足到? Besides the community needs in Sham Shui Po listed above, are there any other community needs could be fulfilled by the revitalized Magistracy ?**

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46. **請問你會認為係裁判法院有咩訪客設施係必要? What visitor amenities would you consider essential in the revitalized Magistracy?** *

Mark only one oval per row.

	唔重要 Unimportant	冇乜重要性 Of Little Importance	中等重要 Moderately Important	重要 Important	非常重要 Very Important
導遊團 Guided Tours	○	○	○	○	○
展覽空間 Exhibition Spaces	○	○	○	○	○
休息區 Resting Areas	○	○	○	○	○

資訊中心 Information Center	○	○	○	○	○
多種語言既指示牌 Signage in Multiple Languages	○	○	○	○	○
無障礙設施 Accessible Facilities	○	○	○	○	○
廁所 Restroom	○	○	○	○	○
停車場 Parking Facilities	○	○	○	○	○

47. **請問你有冇興趣成為會員或者訂閱嚟使用設施？ Would you be interested in a membership or subscription for access to facilities?** *

Mark only one oval.

○ 會 Yes
○ 唔會 No
○ 可能 Maybe

48. **請問你會點樣形容你五年後對前北九龍裁判法院既理想願景？ How would you describe your ideal vision for the Magistracy five years from now?**

Section 5 - ***Personal Background***

個人背景 Personal Background

以下問題係關於**你既背景** The following questions are about **your background**

49. **請問你幾多歲? How old are you?** *

Mark only one oval.

○ 20歲以下 20 or Younger
○ 21歲 - 30歲 21 - 30
○ 31歲 - 40歲 31 - 40
○ 41歲 - 50歲 41 - 50
○ 51歲 - 60歲 51 - 60
○ 61歲或以上 61 or Older
○ 傾向不回答 Prefer Not to Say

50. **請問你係咩性別? What is your gender?** *

Mark only one oval.

○ 女性 Female
○ 男性 Male
○ 傾向不回答 Prefer Not to Say
○ Other: ______________________

51. **請問你係咩種族? What is your ethnicity?** *

Mark only one oval.

○ 華人 Ethnic Chinese
○ 菲律賓人 Filipino
○ 印尼人 Indonesian
○ 印度人 Indian
○ 尼泊爾人 Nepalese
○ 巴基斯坦人 Pakistani
○ 其他南亞裔人士 Other of South Asian descent

○ 泰國人 Thai

○ 日本人 Japanese

○ 韓國人 Korean

○ 其他亞洲人 Other Asians

○ 白人 White

○ 其他 (包括多於一個種族) Other (including more than one ethnicity)

○ 傾向不回答 Prefer Not to Say

52. **請問你係邊到出世? Where were you born?** *

Mark only one oval.

○ 香港 Hong Kong

○ 澳門 Macau

○ 中國 China

○ 台灣 Taiwan

○ 菲律賓 Philippines

○ 印尼 Indonesia

○ 印度 India

○ 尼泊爾 Nepal

○ 巴基斯坦 Pakistan

○ 泰國 Thailand

○ 日本 Japan

○ 韓國 Korea

○ 其他 Other

○ 傾向不回答 Prefer Not to Say

53. **請問你最高教育程度係? What is your highest level of education?** *

Mark only one oval.

○ 未受教育/學前教育 No Schooling/Pre-primary

○ 小學 Primary

○ 初中 Lower Secondary

○ 高中 Upper Secondary

53. **請問你最高教育程度係？ What is your highest level of education?** *

Mark only one oval.

○ 未受教育/學前教育 No Schooling/Pre-primary
○ 小學 Primary
○ 初中 Lower Secondary
○ 高中 Upper Secondary
○ 專上教育：文憑 / 副學位 Post-secondary: Diploma/ Sub-degree Course
○ 專上教育：學士 Post-secondary: Undergraduate Degree
○ 專上教育：學士以上 Post-secondary: Higher than Undergraduate Degree
○ Other: ____________________

54. **請問你係咩就業狀況？ What is your employment status?** *

Mark only one oval.

○ 僱員 Employee
○ 僱主 Employer
○ 自僱 Self-employed
○ 失業 Unemployed
○ 料理家務者 Houseworker
○ 學生 Student
○ 退休人士 Retiree
○ 冇薪照顧者 Unpaid Carer
○ 傾向不回答 Prefer Not to Say
○ Other: ____________________

55. **請問你每月家庭收入(港幣)有幾多? What is your household's monthly income (in HKD)?** *

Mark only one oval.

○ $10,000 以下 Less than $10,000
○ $10,000 - $19,999
○ $20,000 - $29,999
○ $30,000-$39,999
○ $40,000 或以上 $40,000 or more
○ 傾向不回答 Prefer Not to Say

56. **請問你係咩婚姻狀況? What is your marital status?** *

Mark only one oval.

○ 未婚 Unmarried
○ 已婚 Married
○ 離婚 Divorced
○ 喪偶 Widowed
○ 其他 Other
○ 傾向不回答 Prefer Not to Say

Questionnaire Responds

Annex V

ID	Timestamp	Do you currently live in Hong Kong?	Where do you live in Hong Kong?	How many years have you lived in this district?	How many years have you lived in this house?	What is your family's composition in your household?	How many people are in your household?	How many children aged 15 or younger live with you? (Including yourself)	How many elders aged 65 or older live with you? (Including yourself)	What type of housing are you living in?	How many bedrooms are in your house?	What is the size of your house?	Approximately what % of your family income goes toward housing costs (like rent or mortgage)?	Do you have a bathroom in your house?	Do you have a kitchen in your house?	Do you have window in your house?	When renting or buying a property, are the following spaces important factors to consider?						
																	Living Room	Kitchen	Bathroom	Bedroom	Dining Room	Balcony	Elevator
1	11/20/2024 23:34:46	Yes	New Territories	6 - 10 Years	1 - 5 Years	One-person Household	1	None	None	Privately Owned: Private Residential	0	10 - 19.9m^2 (~108 - ~214ft^2)	35	There is a private bathroom	There is a private open kitchen	There are openable windows	Significant	Very Significant	Very Significant	Significant	Unsure	Significant	Very Significant
2	11/14/2024 16:06:47	Yes	Kowloon (Outside of Sham Shui Po, Yau Tsim Mong, Kowloon City District)	More Than 10 Years	More Than 10 Yreas	Couple	2	None	None	Privately Owned: Private Residential	3 or more	30 - 39.9m^2 (~323 - ~430ft^2)	0	There is a private bathroom	There is a private enclosed kitchen	There are openable windows	Significant	Significant	Significant	Significant	Significant	Completely Irrelevant	Irrelevant
3	11/16/2024 17:28:10	Yes	Sham Shui Po District	1 - 5 Years	1 - 5 Years	Couple	2	None	None	Privately Owned: Private Residential	2	30 - 39.9m^2 (~323 - ~430ft^2)	30	There is a private bathroom	There is a private open kitchen	There are openable windows	Very Significant	Very Significant	Very Significant	Very Significant	Very Significant	Significant	Very Significant
4	11/14/2024 15:36:45	Yes	Hong Kong Island	More Than 10 Years	More Than 10 Yreas	Other Relative Relationship	3	None	2	Privately Owned: Private Residential	3 or more	50 - 59.9m^2 (~538 - ~645ft^2)	30	There is a private bathroom	There is a private enclosed kitchen	There are openable windows	Very Significant	Significant	Very Significant	Very Significant	Very Significant	Significant	Very Significant
5	11/15/2024 18:11:39	Yes	Kowloon (Outside of Sham Shui Po, Yau Tsim Mong, Kowloon City District)	Less Than 1 Year	Less Than 1 Year	Couple and Unmarried Children	3	1	None	Privately Owned: Private Residential	3 or more	70 - 79.9m^2 (~753 - ~860ft^2)	0	There is a private bathroom	There is a private enclosed kitchen	There are openable windows	Very Significant	Very Significant	Very Significant	Very Significant	Very Significant	Significant	Very Significant

ID	Timestamp	Do you currently live in Hong Kong?	Where do you live in Hong Kong?	How many years have you lived in this district?	How many years have you lived in this house?	What is your family's composition in your household?	How many people are in your household?	How many children aged 15 or younger live with you? (Including yourself)	How many elders aged 65 or older live with you? (Including yourself)	What type of housing are you living in?	How many bedrooms are in your house?	What is the size of your house?	Approximately what % of your family income goes toward housing costs (like rent or mortgage)?	Do you have a bathroom in your house?	Do you have a kitchen in your house?	Do you have window in your house?	When renting or buying a property, are the following spaces important factors to consider?						
																	Living Room	Kitchen	Bathroom	Bedroom	Dining Room	Balcony	Elevator
6	11/15/2024 2:22:02	Yes	New Territories	More Than 10 Years	6 - 10 Years	Couple and Unmarried Children	4	2	None	Privately Owned: Private Residential	2	40 - 49.9m^2 (~431 - ~537ft^2)	30	There is a private bathroom	There is a private enclosed kitchen	There are openable windows	Very Significant	Significant	Significant	Significant	Significant	Irrelevant	Unsure
7	11/19/2024 16:15:03	Yes	Yau Tsim Mong District	1 - 5 Years	Less Than 1 Year	Non-relative Household	3	None	None	Rental: Non-residential Building	2	20 - 29.9m^2 (~215 - ~322ft^2)	30	There is a private bathroom	There is a private open kitchen	There are openable windows	Significant	Very Significant	Very Significant	Significant	Unsure	Unsure	Significant
8	11/18/2024 2:10:29	Yes	Sham Shui Po District	More Than 10 Years	1 - 5 Years	One-person Household	1	None	1	Rental: Private Residential - Subdivided Units	0	Smaller than 10m^2 (~108ft^2)	30	There is a shared bathroom	There is a shared enclosed kitchen	There are openable windows	Significant	Very Significant	Significant	Irrelevant	Completely Irrelevant	Completely Irrelevant	Very Significant
9	11/20/2024 23:18:40	Yes	Sham Shui Po District	6 - 10 Years	1 - 5 Years	One-person Household	1	None	None	Rental: Private Residential - Subdivided Units	0	10 - 19.9m^2 (~108 - ~214ft^2)	40	There is a shared bathroom	No	There are openable windows	Significant	Very Significant	Very Significant	Irrelevant	Irrelevant	Completely Irrelevant	Significant
10	11/18/2024 12:53:39	Yes	Sham Shui Po District	More Than 10 Years	1 - 5 Years	One-person Household	1	None	None	Rental: Private Residential - Subdivided Units	0	10 - 19.9m^2 (~108 - ~214ft^2)	40	There is a private bathroom	There is a private open kitchen	There are unopenable windows (the window could not be open / for other reasons choose not to open)	Significant	Very Significant	Very Significant	Significant	Significant	Completely Irrelevant	Irrelevant

ID	Timestamp	Do you currently live in Hong Kong?	Where do you live in Hong Kong?	How many years have you lived in this district?	How many years have you lived in this house?	What is your family's composition in your household?	How many people are in your household?	How many children aged 15 or younger live with you? (Including yourself)	How many elders aged 65 or older live with you? (Including yourself)	What type of housing are you living in?	How many bedrooms are in your house?	What is the size of your house?	Approximately what % of your family income goes toward housing costs (like rent or mortgage)?	Do you have a bathroom in your house?	Do you have a kitchen in your house?	Do you have window in your house?	When renting or buying a property, are the following spaces important factors to consider?						
																	Living Room	Kitchen	Bathroom	Bedroom	Dinning Room	Balcony	Elevator
11	11/14/2024 15:52:35	Yes	Sham Shui Po District	1 - 5 Years	1 - 5 Years	One-person Household	1	None	None	Rental: Private Residential - Subdivided Units	0	10 - 19.9m² (~108 - ~214ft²)	20	There is a private bathroom	There is a private open kitchen	There are unopenable windows (the window could not be open / for other reasons choose not to open)	Significant	Very Significant	Very Significant	Unsure	Irrelevant	Completely Irrelevant	Very Significant
12	11/20/2024 22:50:54	Yes	Sham Shui Po District	More Than 10 Years	1 - 5 Years	One-person Household	1	None	None	Rental: Private Residential - Subdivided Units	0	10 - 19.9m² (~108 - ~214ft²)	45	There is a private bathroom	There is a private open kitchen	There are openable windows	Significant	Very Significant	Significant	Significant	Irrelevant	Irrelevant	Significant
13	11/17/2024 15:39:50	Yes	Sham Shui Po District	6 - 10 Years	1 - 5 Years	One-person Household	1	None	None	Rental: Private Residential - Subdivided Units	0	10 - 19.9m² (~108 - ~214ft²)	45	There is a private bathroom	There is a shared open kitchen	There are openable windows	Significant	Very Significant	Very Significant	Irrelevant	Completely Irrelevant	Completely Irrelevant	Significant
14	11/14/2024 22:35:57	Yes	Sham Shui Po District	1 - 5 Years	1 - 5 Years	One-person Household	1	None	None	Rental: Private Residential - Subdivided Units	0	10 - 19.9m² (~108 - ~214ft²)	60	There is a shared bathroom	There is a private open kitchen	There are openable windows	Irrelevant	Very Significant	Significant	Very Significant	Very Significant	Irrelevant	Significant
15	11/20/2024 23:15:35	Yes	Kowloon (Outside of Sham Shui Po, Yau Tsim Mong, Kowloon City District)	6 - 10 Years	1 - 5 Years	Couple	2	None	2	Rental: Private Residential - Subdivided Units	1	10 - 19.9m² (~108 - ~214ft²)	30	There is a private bathroom	There is a private open kitchen	There are openable windows	Significant	Significant	Significant	Irrelevant	Unsure	Unsure	Very Significant

ID	Timestamp	Do you currently live in Hong Kong?	Where do you live in Hong Kong?	How many years have you lived in this district?	How many years have you lived in this house?	What is your family's composition in your household?	How many people are in your household?	How many children aged 15 or younger live with you? (Including yourself)	How many elders aged 65 or older live with you? (Including yourself)	What type of housing are you living in?	How many bedrooms are in your house?	What is the size of your house?	Approximately what % of your family income goes toward housing costs (like rent or mortgage)?	Do you have a bathroom in your house?	Do you have a kitchen in your house?	Do you have window in your house?	When renting or buying a property, are the following spaces important factors to consider?						
																	Living Room	Kitchen	Bathroom	Bedroom	Dining Room	Balcony	Elevator
16	11/21/2024 23:36:05	Yes	Sham Shui Po District	6 - 10 Years	1 - 5 Years	Other Relative Relationship	2	None	1	Rental: Private Residential - Subdivided Units	1	10 - 19.9m² (~108 - ~214ft²)	30	There is a private bathroom	There is a private open kitchen	There are openable windows	Unsure	Very Significant	Very Significant	Significant	Irrelevant	Irrelevant	Very Significant
17	11/18/2024 20:22:57	Yes	Sham Shui Po District	6 - 10 Years	Less Than 1 Year	Lone Parent and Unmarried Children	2	1	None	Rental: Private Residential - Subdivided Units	0	10 - 19.9m² (~108 - ~214ft²)	40	There is a private bathroom	There is a private open kitchen	There are openable windows	Very Significant	Very Significant	Very Significant	Very Significant	Unsure	Completely Irrelevant	Unsure
18	11/18/2024 6:34:16	Yes	Sham Shui Po District	Less Than 1 Year	Less Than 1 Year	Lone Parent and Unmarried Children	2	1	None	Rental: Private Residential - Subdivided Units	0	10 - 19.9m² (~108 - ~214ft²)	50	There is a private bathroom	There is a private open kitchen	There are openable windows	Significant	Very Significant	Very Significant	Very Significant	Irrelevant	Irrelevant	Significant
19	11/20/2024 15:47:26	Yes	Sham Shui Po District	6 - 10 Years	Less Than 1 Year	Couple	2	None	None	Rental: Private Residential - Subdivided Units	0	10 - 19.9m² (~108 - ~214ft²)	35	There is a private bathroom	There is a private open kitchen	There are unopenable windows (the window could not be open / for other reasons choose not to open)	Very Significant	Very Significant	Very Significant	Very Significant	Irrelevant	Irrelevant	Very Significant
20	11/17/2024 11:38:21	Yes	Sham Shui Po District	1 - 5 Years	1 - 5 Years	Couple	2	None	None	Rental: Private Residential - Subdivided Units	0	10 - 19.9m² (~108 - ~214ft²)	25	There is a private bathroom	There is a private open kitchen	There are openable windows	Significant	Significant	Significant	Irrelevant	Completely Irrelevant	Completely Irrelevant	Significant
21	11/15/2024 12:02:22	Yes	Sham Shui Po District	1 - 5 Years	Less Than 1 Year	Lone Parent and Unmarried Children	2	1	None	Rental: Private Residential - Subdivided Units	0	10 - 19.9m² (~108 - ~214ft²)	50	There is a private bathroom	There is a private open kitchen	There are openable windows	Irrelevant	Very Significant	Very Significant	Significant	Unsure	Completely Irrelevant	Significant

ID	Timestamp	Do you currently live in Hong Kong?	Where do you live in Hong Kong?	How many years have you lived in this district?	How many years have you lived in this house?	What is your family's composition in your household?	How many people are in your household?	How many children aged 15 or younger live with you? (Including yourself)	How many elders aged 65 or older live with you? (Including yourself)	What type of housing are you living in?	How many bedrooms are in your house?	What is the size of your house?	Approximately what % of your family income goes toward housing costs (like rent or mortgage)?	Do you have a bathroom in your house?	Do you have a kitchen in your house?	Do you have window in your house?	When renting or buying a property, are the following spaces important factors to consider?						
																	Living Room	Kitchen	Bathroom	Bedroom	Dining Room	Balcony	Elevator
22	11/14/2024 18:39:42	Yes	Sham Shui Po District	More Than 10 Years	More Than 10 Yreas	Couple	2	None	None	Rental: Private Residential - Subdivided Units	0	10 - 19.9m^2 (~108 - ~214ft^2)	50	There is a private bathroom	There is a private open kitchen	There are openable windows	Irrelevant	Very Significant	Very Significant	Significant	Completely Irrelevant	Completely Irrelevant	Very Significant
23	11/14/2024 23:59:58	Yes	Yau Tsim Mong District	1 - 5 Years	1 - 5 Years	Couple	2	None	None	Rental: Private Residential - Subdivided Units	0	10 - 19.9m^2 (~108 - ~214ft^2)	65	There is a private bathroom	There is a private open kitchen	There are unopenable windows (the window could not be open / for other reasons choose not to open)	Irrelevant	Very Significant	Very Significant	Very Significant	Very Significant	Irrelevant	Significant
24	11/21/2024 4:21:06	Yes	Yau Tsim Mong District	1 - 5 Years	1 - 5 Years	Couple	2	None	None	Rental: Private Residential - Subdivided Units	0	10 - 19.9m^2 (~108 - ~214ft^2)	35	There is a private bathroom	There is a private open kitchen	There are openable windows	Very Significant	Very Significant	Very Significant	Very Significant	Unsure	Completely Irrelevant	Significant
25	11/17/2024 21:57:20	Yes	Sham Shui Po District	More Than 10 Years	1 - 5 Years	Couple and Unmarried Children	3	1	None	Rental: Private Residential - Subdivided Units	0	10 - 19.9m^2 (~108 - ~214ft^2)	35	There is a private bathroom	There is a private open kitchen	There are openable windows	Very Significant	Very Significant	Very Significant	Significant	Significant	Completely Irrelevant	Very Significant
26	11/18/2024 1:19:13	Yes	Sham Shui Po District	Less Than 1 Year	Less Than 1 Year	At Least One of Their Parents and Their Unmarried Children	3	1	None	Rental: Private Residential - Subdivided Units	0	10 - 19.9m^2 (~108 - ~214ft^2)	40	There is a private bathroom	There is a private open kitchen	There are openable windows	Significant	Very Significant	Very Significant	Very Significant	Unsure	Irrelevant	Significant
27	11/17/2024 17:42:52	Yes	Sham Shui Po District	1 - 5 Years	Less Than 1 Year	Lone Parent and Unmarried Children	3	2	None	Rental: Private Residential - Subdivided Units	0	10 - 19.9m^2 (~108 - ~214ft^2)	50	There is a private bathroom	There is a private open kitchen	There are openable windows	Significant	Very Significant	Very Significant	Irrelevant	Completely Irrelevant	Completely Irrelevant	Very Significant

ID	Timestamp	Do you currently live in Hong Kong?	Where do you live in Hong Kong?	How many years have you lived in this district?	How many years have you lived in this house?	What is your family's composition in your household?	How many people are in your household?	How many children aged 15 or younger live with you? (including yourself)	How many elders aged 65 or older live with you? (including yourself)	What type of housing are you living in?	How many bedrooms are in your house?	What is the size of your house?	Approximately what % of your family income goes toward housing costs (like rent or mortgage)?	Do you have a bathroom in your house?	Do you have a kitchen in your house?	Do you have window in your house?	When renting or buying a property, are the following spaces important factors to consider?						
																	Living Room	Kitchen	Bathroom	Bedroom	Dining Room	Balcony	Elevator
28	11/14/2024 17:43:13	Yes	Sham Shui Po District	1 - 5 Years	1 - 5 Years	One-person Household	1	None	None	Rental: Private Residential - Whole Unit	1	20 - 29.9m^2 (~215 - ~322ft^2)	40	There is a private bathroom	There is a private open kitchen	There are openable windows	Significant	Significant	Very Significant	Very Significant	Significant	Unsure	Unsure
29	11/15/2024 10:39:11	Yes	Sham Shui Po District	1 - 5 Years	1 - 5 Years	One-person Household	1	None	None	Rental: Private Residential - Whole Unit	0	20 - 29.9m^2 (~215 - ~322ft^2)	45	There is a private bathroom	There is a private open kitchen	There are openable windows	Significant	Very Significant	Significant	Very Significant	Irrelevant	Very Significant	Unsure
30	11/14/2024 14:56:15	Yes	New Territories	Less Than 1 Year	1 - 5 Years	Couple	2	None	None	Rental: Private Residential - Whole Unit	2	50 - 59.9m^2 (~538 - ~645ft^2)	40	There is a private bathroom	There is a private enclosed kitchen	There are openable windows	Very Significant	Very Significant	Very Significant	Very Significant	Very Significant	Completely Irrelevant	Very Significant
31	11/14/2024 16:21:55	Yes	Yau Tsim Mong District	1 - 5 Years	1 - 5 Years	Non-relative Household	2	None	None	Rental: Private Residential - Whole Unit	2	60 - 69.9m^2 (~646 - ~752ft^2)	30	There is a private bathroom	There is a private open kitchen	There are openable windows	Unsure	Significant	Very Significant	Very Significant	Irrelevant	Completely Irrelevant	Very Significant
32	11/15/2024 8:38:17	Yes	Yau Tsim Mong District	1 - 5 Years	1 - 5 Years	Couple	2	None	None	Rental: Private Residential - Whole Unit	1	20 - 29.9m^2 (~215 - ~322ft^2)	55	There is a private bathroom	There is a private open kitchen	There are openable windows	Irrelevant	Very Significant	Very Significant	Very Significant	Significant	Irrelevant	Very Significant
33	11/18/2024 20:00:48	Yes	New Territories	1 - 5 Years	1 - 5 Years	Couple and Unmarried Children	3	1	None	Rental: Private Residential - Whole Unit	2	20 - 29.9m^2 (~215 - ~322ft^2)	40	There is a private bathroom	There is a private open kitchen	There are openable windows	Significant	Very Significant	Very Significant	Very Significant	Significant	Irrelevant	Very Significant
34	11/20/2024 12:49:39	Yes	Yau Tsim Mong District	1 - 5 Years	1 - 5 Years	Couple and Unmarried Children	3	1	None	Rental: Private Residential - Whole Unit	1	20 - 29.9m^2 (~215 - ~322ft^2)	65	There is a private bathroom	There is a private open kitchen	There are openable windows	Significant	Very Significant	Very Significant	Significant	Irrelevant	Completely Irrelevant	Very Significant
35	11/15/2024 7:58:42	Yes	New Territories	More Than 10 Years	1 - 5 Years	Couple and Unmarried Children	4	2	None	Rental: Private Residential - Whole Unit	2	30 - 39.9m^2 (~323 - ~430ft^2)	50	There is a private bathroom	There is a private enclosed kitchen	There are openable windows	Unsure	Significant	Very Significant	Very Significant	Unsure	Completely Irrelevant	Significant

ID	Timestamp	Do you currently live in Hong Kong?	Where do you live in Hong Kong?	How many years have you lived in this district?	How many years have you lived in this house?	What is your family's composition in your household?	How many people are in your household?	How many children aged 15 or younger live with you? (Including yourself)	How many elders aged 65 or older live with you? (Including yourself)	What type of housing are you living in?	How many bedrooms are in your house?	What is the size of your house?	Approximately what % of your family income goes toward housing costs (like rent or mortgage)?	Do you have a bathroom in your house?	Do you have a kitchen in your house?	Do you have window in your house?	When renting or buying a property, are the following spaces important factors to consider?						
																	Living Room	Kitchen	Bathroom	Bedroom	Dining Room	Balcony	Elevator
36	11/16/2024 11:29:07	Yes	Sham Shui Po District	6 - 10 Years	6 - 10 Years	Couple and Unmarried Children	4	2	1	Rental: Private Residential - Whole Unit	2	30 - 39.9m^2 (~323 - ~430ft^2)	50	There is a private bathroom	There is a private enclosed kitchen	There are openable windows	Significant	Significant	Very Significant	Very Significant	Unsure	Completely Irrelevant	Significant
37	11/15/2024 7:11:16	Yes	Hong Kong Island	More Than 10 Years	More Than 10 Yreas	Couple and Unmarried Children	5 or more	1	None	Rental: Private Residential - Whole Unit	2	80 - 89.9m^2 (~861 - ~968ft^2)	10	There is a private bathroom	There is a private enclosed kitchen	There are openable windows	Very Significant	Significant	Significant	Very Significant	Significant	Significant	Significant
38	11/14/2024 16:13:58	Yes	Hong Kong Island	More Than 10 Years	Less Than 1 Year	Other Relative Relationship	5 or more	None	1	Rental: Private Residential - Whole Unit	3 or more	90 - 99.9m^2 (~969 - ~1075ft^2)	20	There is a private bathroom	There is a private enclosed kitchen	There are openable windows	Irrelevant	Significant	Significant	Significant	Irrelevant	Irrelevant	Very Significant
39	11/15/2024 21:50:43	Yes	Kowloon City District	6 - 10 Years	1 - 5 Years	One-person Household	1	None	None	Rental: Public Housing	0	10 - 19.9m^2 (~108 - ~214ft^2)	10	There is a private bathroom	There is a shared enclosed kitchen	There are openable windows	Significant	Very Significant	Very Significant	Very Significant	Significant	Irrelevant	Very Significant
40	11/15/2024 17:24:02	Yes	Sham Shui Po District	6 - 10 Years	6 - 10 Years	Couple	2	None	None	Rental: Public Housing	0	10 - 19.9m^2 (~108 - ~214ft^2)	20	There is a private bathroom	There is a private enclosed kitchen	There are openable windows	Very Significant	Significant	Significant	Significant	Significant	Completely Irrelevant	Unsure
41	11/18/2024 23:20:04	Yes	Sham Shui Po District	6 - 10 Years	6 - 10 Years	Lone Parent and Unmarried Children	2	1	None	Rental: Public Housing	1	20 - 29.9m^2 (~215 - ~322ft^2)	15	There is a private bathroom	There is a private enclosed kitchen	There are openable windows	Significant	Very Significant	Significant	Significant	Irrelevant	Unsure	Very Significant
42	11/17/2024 9:39:14	Yes	Sham Shui Po District	More Than 10 Years	1 - 5 Years	Couple	2	None	2	Rental: Public Housing	2	20 - 29.9m^2 (~215 - ~322ft^2)	0	There is a private bathroom	There is a private enclosed kitchen	There are openable windows	Significant	Very Significant	Very Significant	Very Significant	Unsure	Significant	Very Significant
43	11/20/2024 23:26:13	Yes	New Territories	6 - 10 Years	6 - 10 Years	Couple and At Least One of Their Parents	3	None	1	Rental: Public Housing	2	20 - 29.9m^2 (~215 - ~322ft^2)	10	There is a private bathroom	There is a private enclosed kitchen	There are openable windows	Significant	Very Significant	Very Significant	Significant	Irrelevant	Irrelevant	Very Significant

ID	Timestamp	Do you currently live in Hong Kong?	Where do you live in Hong Kong?	How many years have you lived in this district?	How many years have you lived in this house?	What is your family's composition in your household?	How many people are in your household?	How many children aged 15 or younger live with you? (Including yourself)	How many elders aged 65 or older live with you? (Including yourself)	What type of housing are you living in?	How many bedrooms are in your house?	What is the size of your house?	Approximately what % of your family income goes toward housing costs (like rent or mortgage)?	Do you have a bathroom in your house?	Do you have a kitchen in your house?	Do you have window in your house?	When renting or buying a property, are the following spaces important factors to consider?						
																	Living Room	Kitchen	Bathroom	Bedroom	Dining Room	Balcony	Elevator
44	11/15/2024 0:57:32	Yes	Sham Shui Po District	More Than 10 Years	More Than 10 Yreas	Lone Parent and Unmarried Children	3	None	None	Rental: Public Housing	1	20 - 29.9m^2 (~215 - ~322ft^2)	10	There is a private bathroom	There is a private open kitchen	There are openable windows	Significant	Very Significant	Very Significant	Very Significant	Irrelevant	Completely Irrelevant	Significant
45	11/18/2024 4:00:57	Yes	Sham Shui Po District	6 - 10 Years	6 - 10 Years	Couple and At Least One of Their Parents	3	None	1	Rental: Public Housing	2	20 - 29.9m^2 (~215 - ~322ft^2)	15	There is a private bathroom	There is a private enclosed kitchen	There are openable windows	Significant	Significant	Significant	Significant	Significant	Completely Irrelevant	Significant
46	11/20/2024 12:07:55	Yes	Sham Shui Po District	More Than 10 Years	1 - 5 Years	Couple and Unmarried Children	3	None	2	Rental: Public Housing	2	20 - 29.9m^2 (~215 - ~322ft^2)	10	There is a private bathroom	There is a private enclosed kitchen	There are openable windows	Very Significant	Significant	Significant	Significant	Irrelevant	Irrelevant	Significant
47	11/14/2024 14:41:19	Yes	Hong Kong Island	More Than 10 Years	6 - 10 Years	Couple and Unmarried Children	4	None	None	Rental: Public Housing	2	60 - 69.9m^2 (~646 - ~752ft^2)	0	There is a private bathroom	There is a private enclosed kitchen	There are openable windows	Significant	Significant	Significant	Significant	Significant	Unsure	Significant
48	11/15/2024 9:04:08	Yes	Kowloon City District	More Than 10 Years	1 - 5 Years	Couple and Unmarried Children	4	2	None	Rental: Public Housing	1	20 - 29.9m^2 (~215 - ~322ft^2)	10	There is a private bathroom	There is a shared open kitchen	There are openable windows	Significant	Very Significant	Very Significant	Very Significant	Significant	Completely Irrelevant	Significant
49	11/20/2024 9:44:19	Yes	Sham Shui Po District	More Than 10 Years	More Than 10 Yreas	Couple and Unmarried Children	4	None	None	Rental: Public Housing	2	30 - 39.9m^2 (~323 - ~430ft^2)	15	There is a private bathroom	There is a private enclosed kitchen	There are openable windows	Very Significant	Very Significant	Very Significant	Very Significant	Unsure	Significant	Very Significant
50	11/20/2024 21:34:59	Yes	Sham Shui Po District	More Than 10 Years	1 - 5 Years	Couple and At Least One of Their Parents	4	None	2	Rental: Public Housing	2	20 - 29.9m^2 (~215 - ~322ft^2)	20	There is a private bathroom	There is a private enclosed kitchen	There are openable windows	Significant	Very Significant	Very Significant	Unsure	Irrelevant	Completely Irrelevant	Significant
51	11/14/2024 15:18:54	Yes	Sham Shui Po District	More Than 10 Years	More Than 10 Yreas	Other Relative Relationship	4	None	2	Rental: Public Housing	2	30 - 39.9m^2 (~323 - ~430ft^2)	16	There is a private bathroom	There is a private enclosed kitchen	There are openable windows	Very Significant	Very Significant	Very Significant	Very Significant	Irrelevant	Completely Irrelevant	Very Significant

ID	Timestamp	Do you currently live in Hong Kong?	Where do you live in Hong Kong?	How many years have you lived in this district?	How many years have you lived in this house?	What is your family's composition in your household?	How many people are in your household?	How many children aged 15 or younger live with you? (Including yourself)	How many elders aged 65 or older live with you? (Including yourself)	What type of housing are you living in?	How many bedrooms are in your house?	What is the size of your house?	Approximately what % of your family income goes toward housing costs (like rent or mortgage)?	Do you have a bathroom in your house?	Do you have a kitchen in your house?	Do you have window in your house?	When renting or buying a property, are the following spaces important factors to consider?						
																	Living Room	Kitchen	Bathroom	Bedroom	Dinning Room	Balcony	Elevator
52	11/15/2024 8:20:54	Yes	Sham Shui Po District	More Than 10 Years	More Than 10 Yreas	Other	4	None	2	Rental: Public Housing	2	30 - 39.9m^2 (~323 - ~430ft^2)	8	There is a private bathroom	There is a private enclosed kitchen	There are openable windows	Significant	Significant	Significant	Significant	Irrelevant	Irrelevant	Very Significant
53	11/14/2024 23:08:13	Yes	Kowloon City District	More Than 10 Years	More Than 10 Yreas	Couple and Unmarried Children	5 or more	3	1	Rental: Public Housing	1	20 - 29.9m^2 (~215 - ~322ft^2)	15	There is a private bathroom	There is a private open kitchen	There are openable windows	Irrelevant	Very Significant	Very Significant	Very Significant	Significant	Unsure	Very Significant
54	11/14/2024 15:02:50	Yes	New Territories	More Than 10 Years	More Than 10 Yreas	Other Relative Relationship	5 or more	1	1	Rental: Public Housing	2	40 - 49.9m^2 (~431 - ~537ft^2)	0	There is a private bathroom	There is a private enclosed kitchen	There are openable windows	Unsure	Significant	Significant	Very Significant	Irrelevant	Irrelevant	Unsure
55	11/14/2024 16:06:42	Yes	Sham Shui Po District	6 - 10 Years	1 - 5 Years	Other Relative Relationship	5 or more	1	1	Rental: Public Housing	3 or more	60 - 69.9m^2 (~646 - ~752ft^2)	20	There is a private bathroom	There is a private enclosed kitchen	There are openable windows	Unsure	Significant	Significant	Very Significant	Significant	Significant	Significant
56	11/14/2024 16:07:39	Yes	Hong Kong Island	1 - 5 Years	Less Than 1 Year	One-person Household	1	None	None	Temporary Housing	0	Smaller than 10m^2 (~108ft^2)	60	There is a private bathroom	There is a private open kitchen	There are openable windows	Significant	Very Significant	Significant	Significant	Irrelevant	Irrelevant	Significant
57	11/14/2024 15:06:43	No																					
58	11/17/2024 6:54:19	No																					
59	11/17/2024 7:50:53	No																					
60	11/20/2024 14:18:11	No																					
61	11/21/2024 2:20:52	No																					
62	11/21/2024 14:01:58	No																					

ID	Besides the space listed above, are there any other place to consider?	How much time do you usually spend at home on weekdays?	What do you do when you stay home on weekdays?	What do you do when you stay home on weekdays?	What do you do when you stay home on holidays and weekends?	Is the following space sufficient in your current home?							Would the following reasons cause you to spend less time at home?								Besides the reasons listed above, are there any other factors that cause you to spend less time at home?
						Living Room	Kitchen	Bathroom	Bedroom	Dining Room	Balcony	Elevator	Not Enough Private Space	Not Enough Amenities (e.g. Kicthen or Bathroom)	Floor Area is too Small	Too Crowded	Too Noise	Cut Down Water and Electricity Bills	Safety	
1		Less than 10Hours	Sleeping, Eating, Housework	16 - 20 Hours	Sleeping, Cooking, Eating,Remote Work, Housework, Entertainment	Sufficient	Lacking	Sufficient	Lacking	Completely Lacking	Completely Lacking	Sufficient	Irrelevant	Significant	Very Significant	Completely Irrelevant	Completely Irrelevant	Very Significant	Irrelevant	
2	transportation	10 - 15 Hours	Sleeping, Eating, Housework, Entertainment	Less than 10Hours	Sleeping, Cooking, Eating, Housework, Entertainment	Sufficient	Lacking	Sufficient	Sufficient	Sufficient	Unsure	Unsure	Significant	Significant	Irrelevant	Irrelevant	Significant	Completely Irrelevant	Completely Irrelevant	No
3	No	Less than 10Hours	Sleeping, Cooking, Eating, Schoolwork, Entertainment	10 - 15 Hours	Sleeping, Cooking, Eating, Entertainment	Sufficient	Sufficient	Sufficient	Sufficient	Sufficient	Lacking	Sufficient	Very Significant	Irrelevant	Significant	Significant	Significant	Irrelevant	Irrelevant	No
4		10 - 15 Hours	Sleeping, Cooking, Eating, Entertainment	16 - 20 Hours	Sleeping, Cooking, Eating, Housework, Entertainment	Sufficient	Sufficient	Sufficient	Sufficient	Sufficient	Completely Lacking	Sufficient	Very Significant	Very Significant	Significant	Significant	Significant	Unsure	Very Significant	
5	Neighbourhood	10 - 15 Hours	Sleeping, Cooking, Eating,Remote Work, Housework, Entertainment	10 - 15 Hours	Cooking, Eating, Housework, Entertainment	Sufficient	Lacking	Lacking	Lacking	Sufficient	Lacking	Sufficient	Significant	Completely Irrelevant	Completely Irrelevant	Completely Irrelevant	Completely Irrelevant	Completely Irrelevant	Completely Irrelevant	
6	no	10 - 15 Hours	Sleeping, Eating, Housework, Entertainment	10 - 15 Hours	Sleeping, Cooking, Eating, Housework, Entertainment	Sufficient	Sufficient	Lacking	Lacking	Sufficient	Completely Lacking	Sufficient	Significant	Significant	Significant	Very Significant	Very Significant	Unsure	Unsure	no
7		10 - 15 Hours	Sleeping, Eating, Entertainment	16 - 20 Hours	Sleeping, Cooking, Eating,Remote Work, Housework, Entertainment	Sufficient	Lacking	Lacking	Sufficient	Completely Lacking	Completely Lacking	Sufficient	Very Significant	Very Significant	Unsure	Very Significant	Significant	Irrelevant	Irrelevant	
8		16 - 20 Hours	Sleeping, Eating, Housework, Entertainment	16 - 20 Hours	Sleeping, Eating, Housework, Entertainment	Lacking	Completely Lacking	Completely Lacking	Lacking	Completely Lacking	Completely Lacking	Completely Lacking	Unsure	Very Significant	Very Significant	Unsure	Significant	Very Significant	Irrelevant	

ID	Besides the space listed above, are there any other place to consider?	How much time do you usually spend at home on weekdays?	What do you do when you stay home on weekdays?	What do you do when you stay home on weekdays?	What do you do when you stay home on holidays and weekends?	Is the following space sufficient in your current home?							Would the following reasons cause you to spend less time at home?								Besides the reasons listed above, are there any other factors that cause you to spend less time at home?
						Living Room	Kitchen	Bathroom	Bedroom	Dining Room	Balcony	Elevator	Not Enough Private Space	Not Enough Amenities (e.g. Kicthen or Bathroom)	Floor Area is too Small	Too Crowded	Too Noise	Cut Down Water and Electricity Bills	Safety	
9		Less than 10Hours	Sleeping, Eating	10 - 15 Hours	Sleeping, Eating, Housework	Lacking	Lacking	Completely Lacking	Lacking	Completely Lacking	Completely Lacking	Lacking	Irrelevant	Very Significant	Very Significant	Completely Irrelevant	Significant	Very Significant	Very Significant	No air ventilation
10		Less than 10Hours	Sleeping, Eating, Entertainment	10 - 15 Hours	Sleeping, Eating, Housework, Entertainment	Lacking	Completely Lacking	Lacking	Lacking	Completely Lacking	Completely Lacking	Completely Lacking	Irrelevant	Very Significant	Very Significant	Completely Irrelevant	Significant	Irrelevant	Significant	
11		Less than 10Hours	Sleeping, Cooking, Eating, Housework, Entertainment	10 - 15 Hours	Sleeping, Cooking, Eating, Housework, Entertainment	Lacking	Completely Lacking	Lacking	Completely Lacking	Completely Lacking	Completely Lacking	Sufficient	Irrelevant	Very Significant	Very Significant	Completely Irrelevant	Significant	Very Significant	Completely Irrelevant	
12	if the neighbor is clean	10 - 15 Hours	Sleeping, Housework	16 - 20 Hours	Sleeping, Housework, Entertainment	Lacking	Lacking	Lacking	Lacking	Completely Lacking	Completely Lacking	Sufficient	Significant	Very Significant	Very Significant	Irrelevant	Very Significant	Very Significant	Unsure	Neighbors are not very clean
13		Less than 10Hours	Sleeping, Housework	10 - 15 Hours	Sleeping, Housework, Entertainment	Lacking	Lacking	Lacking	Completely Lacking	Completely Lacking	Completely Lacking	Sufficient	Irrelevant	Very Significant	Very Significant	Completely Irrelevant	Irrelevant	Very Significant	Completely Irrelevant	
14		10 - 15 Hours	Sleeping, Cooking, Eating, Schoolwork, Housework, Entertainment	16 - 20 Hours	Sleeping, Cooking, Eating, Schoolwork, Housework, Entertainment	Completely Lacking	Sufficient	Sufficient	Sufficient	Lacking	Completely Lacking	Sufficient	Significant	Significant	Significant	Very Significant	Very Significant	Very Significant	Very Significant	Too hot in summer
15		10 - 15 Hours	Sleeping, Cooking, Eating, Housework, Entertainment	10 - 15 Hours	Sleeping, Cooking, Eating, Housework, Entertainment	Sufficient	Lacking	Lacking	Completely Lacking	Completely Lacking	Completely Lacking	Unsure	Significant	Very Significant	Very Significant	Unsure	Irrelevant	Very Significant	Unsure	
16		10 - 15 Hours	Sleeping, Cooking, Eating, Housework, Entertainment	16 - 20 Hours	Sleeping, Cooking, Eating, Housework, Entertainment	Sufficient	Lacking	Lacking	Lacking	Completely Lacking	Completely Lacking	Sufficient	Very Significant	Very Significant	Significant	Significant	Irrelevant	Significant	Completely Irrelevant	

ID	Besides the space listed above, are there any other place to consider?	How much time do you usually spend at home on weekdays?	What do you do when you stay home on weekdays?	What do you do when you stay home on weekdays?	What do you do when you stay home on holidays and weekends?	Is the following space sufficient in your current home?							Would the following reasons cause you to spend less time at home?								Besides the reasons listed above, are there any other factors that cause you to spend less time at home?
						Living Room	Kitchen	Bathroom	Bedroom	Dining Room	Balcony	Elevator	Not Enough Private Space	Not Enough Amenities (e.g. Kicthen or Bathroom)	Floor Area is too Small	Too Crowded	Too Noise	Cut Down Water and Electricity Bills	Safety	
17		10 - 15 Hours	Sleeping, Cooking, Eating, Housework	Less than 10Hours	Sleeping, Cooking, Eating, Housework, Entertainment	Lacking	Lacking	Lacking	Completely Lacking	Completely Lacking	Completely Lacking	Sufficient	Very Significant	Very Significant	Very Significant	Significant	Very Significant	Very Significant	Unsure	
18		Less than 10Hours	Sleeping, Eating, Entertainment	16 - 20 Hours	Sleeping, Eating, Housework, Entertainment	Sufficient	Lacking	Lacking	Sufficient	Completely Lacking	Completely Lacking	Sufficient	Irrelevant	Significant	Significant	Irrelevant	Unsure	Significant	Completely Irrelevant	
19		10 - 15 Hours	Sleeping, Eating,Remote Work, Housework, Entertainment	16 - 20 Hours	Sleeping, Cooking, Eating,Remote Work, Housework, Entertainment	Lacking	Lacking	Sufficient	Lacking	Completely Lacking	Completely Lacking	Sufficient	Very Significant	Very Significant	Very Significant	Unsure	Significant	Significant	Unsure	
20		10 - 15 Hours	Sleeping, Cooking, Eating, Entertainment	16 - 20 Hours	Sleeping, Cooking, Eating,Remote Work, Housework, Entertainment	Sufficient	Lacking	Lacking	Lacking	Completely Lacking	Completely Lacking	Completely Lacking	Significant	Significant	Very Significant	Irrelevant	Unsure	Very Significant	Unsure	
21		10 - 15 Hours	Sleeping, Eating, Housework	16 - 20 Hours	Sleeping, Housework, Entertainment	Lacking	Lacking	Lacking	Completely Lacking	Completely Lacking	Completely Lacking	Sufficient	Significant	Very Significant	Significant	Unsure	Very Significant	Very Significant	Irrelevant	Cooking at home is too heat and smoke, so eat out
22		10 - 15 Hours	Sleeping, Cooking, Eating, Housework, Entertainment	10 - 15 Hours	Sleeping, Cooking, Eating, Housework, Entertainment	Lacking	Completely Lacking	Sufficient	Lacking	Completely Lacking	Completely Lacking	Completely Sufficient	Significant	Significant	Very Significant	Irrelevant	Significant	Very Significant	Irrelevant	
23	Resting area	10 - 15 Hours	Sleeping, Cooking, Eating, Entertainment, Exercises	16 - 20 Hours	Sleeping, Cooking, Eating, Entertainment, Yoga	Sufficient	Sufficient	Sufficient	Lacking	Completely Lacking	Completely Lacking	Sufficient	Very Significant	Unsure	Very Significant	Irrelevant	Irrelevant	Significant	Irrelevant	Lack of ventilation
24		Less than 10Hours	Sleeping, Eating, Housework	16 - 20 Hours	Sleeping, Cooking, Eating,Remote Work, Housework, Entertainment	Lacking	Lacking	Lacking	Lacking	Completely Lacking	Completely Lacking	Completely Sufficient	Significant	Significant	Very Significant	Unsure	Unsure	Significant	Irrelevant	

ID	Besides the space listed above, are there any other place to consider?	How much time do you usually spend at home on weekdays?	What do you do when you stay home on weekdays?	What do you do when you stay home on weekdays?	What do you do when you stay home on holidays and weekends?	Is the following space sufficient in your current home?							Would the following reasons cause you to spend less time at home?							Besides the reasons listed above, are there any other factors that cause you to spend less time at home?
						Living Room	Kitchen	Bathroom	Bedroom	Dining Room	Balcony	Elevator	Not Enough Private Space	Not Enough Amenities (e.g. Kicthen or Bathroom)	Floor Area is too Small	Too Crowded	Too Noise	Cut Down Water and Electricity Bills	Safety	
25		16 - 20 Hours	Sleeping, Cooking, Eating,Remote Work, Housework, Entertainment	10 - 15 Hours	Sleeping, Cooking, Eating, Housework, Entertainment	Lacking	Lacking	Lacking	Completely Lacking	Completely Lacking	Completely Lacking	Sufficient	Significant	Very Significant	Very Significant	Significant	Very Significant	Very Significant	Significant	
26		10 - 15 Hours	Sleeping, Cooking, Eating, Housework	16 - 20 Hours	Sleeping, Cooking, Eating,Remote Work, Housework, Entertainment	Lacking	Lacking	Lacking	Lacking	Completely Lacking	Completely Lacking	Completely Lacking	Significant	Very Significant	Very Significant	Significant	Significant	Very Significant	Irrelevant	I don't want the baby to bother others
27		10 - 15 Hours	Sleeping, Eating, Housework, Entertainment	10 - 15 Hours	Sleeping, Eating, Housework, Entertainment	Completely Lacking	Lacking	Lacking	Lacking	Completely Lacking	Completely Lacking	Completely Sufficient	Irrelevant	Very Significant	Very Significant	Significant	Very Significant	Very Significant	Completely Irrelevant	
28		10 - 15 Hours	Sleeping, Cooking, Eating, Entertainment	10 - 15 Hours	Sleeping, Cooking, Eating, Entertainment	Unsure	Sufficient	Sufficient	Unsure	Unsure	Unsure	Unsure	Significant	Significant	Unsure	Very Significant	Very Significant	Very Significant	Irrelevant	
29		10 - 15 Hours	Sleeping, Cooking, Eating, Schoolwork, Entertainment	16 - 20 Hours	Sleeping, Cooking, Eating, Schoolwork, Entertainment	Unsure	Sufficient	Sufficient	Unsure	Completely Lacking	Lacking	Sufficient	Very Significant	Significant	Irrelevant	Very Significant	Irrelevant	Unsure	Significant	
30	Nearby facilities	10 - 15 Hours	Sleeping, Cooking,Remote Work, Housework, Entertainment	More than 20 hours	Sleeping, Cooking,Remote Work	Sufficient	Sufficient	Sufficient	Sufficient	Sufficient	Lacking	Sufficient	Significant	Significant	Very Significant	Very Significant	Very Significant	Significant	Very Significant	Work
31	Shared common areas (clubhouse, gym, multi-purpose room, etc)	More than 20 hours	Sleeping, Cooking, Eating,Remote Work, Housework, Entertainment	16 - 20 Hours	Sleeping, Cooking, Eating,Remote Work, Housework, Entertainment	Sufficient	Lacking	Sufficient	Sufficient	Sufficient	Sufficient	Sufficient	Very Significant	Very Significant	Significant	Significant	Irrelevant	Irrelevant	Significant	lack of entertainment
32		10 - 15 Hours	Sleeping, Eating,Remote Work, Housework, Entertainment	16 - 20 Hours	Sleeping, Eating, Entertainment, Work out	Sufficient	Sufficient	Sufficient	Sufficient	Completely Lacking	Completely Lacking	Unsure	Completely Irrelevant	Completely Irrelevant	Significant	Irrelevant	Irrelevant	Significant	Significant	

ID	Besides the space listed above, are there any other place to consider?	How much time do you usually spend at home on weekdays?	What do you do when you stay home on weekdays?	What do you do when you stay home on weekdays?	What do you do when you stay home on holidays and weekends?	Is the following space sufficient in your current home?							Would the following reasons cause you to spend less time at home?								Besides the reasons listed above, are there any other factors that cause you to spend less time at home?
						Living Room	Kitchen	Bathroom	Bedroom	Dining Room	Balcony	Elevator	Not Enough Private Space	Not Enough Amenities (e.g. Kicthen or Bathroom)	Floor Area is too Small	Too Crowded	Too Noise	Cut Down Water and Electricity Bills	Safety	
33		10 - 15 Hours	Sleeping, Cooking, Eating,Remote Work, Housework	16 - 20 Hours	Sleeping, Cooking, Eating, Housework, Entertainment	Sufficient	Lacking	Lacking	Sufficient	Lacking	Completely Lacking	Sufficient	Significant	Irrelevant	Irrelevant	Significant	Significant	Very Significant	Irrelevant	
34		10 - 15 Hours	Sleeping, Eating, Housework	16 - 20 Hours	Sleeping, Cooking, Eating, Housework	Lacking	Sufficient	Sufficient	Completely Sufficient	Completely Lacking	Completely Lacking	Completely Sufficient	Very Significant	Very Significant	Significant	Irrelevant	Very Significant	Very Significant	Irrelevant	
35	community environment	Less than 10Hours	Sleeping, Entertainment	Less than 10Hours	Sleeping, Entertainment	Sufficient	Sufficient	Sufficient	Sufficient	Completely Sufficient	Unsure	Completely Sufficient	Significant	Irrelevant	Irrelevant	Unsure	Irrelevant	Completely Irrelevant	Unsure	
36		Less than 10Hours	Sleeping, Cooking, Eating	10 - 15 Hours	Sleeping, Cooking, Eating, Housework, Entertainment	Sufficient	Lacking	Lacking	Sufficient	Unsure	Completely Lacking	Sufficient	Very Significant	Significant	Significant	Significant	Significant	Irrelevant	Irrelevant	
37		10 - 15 Hours	Sleeping, Eating,Remote Work, Entertainment	10 - 15 Hours	Sleeping, Eating,Remote Work, Entertainment	Completely Sufficient	Completely Sufficient	Completely Sufficient	Lacking	Sufficient	Sufficient	Completely Sufficient	Very Significant	Completely Irrelevant	Irrelevant	Very Significant	Significant	Completely Irrelevant	Completely Irrelevant	
38	Surroundings and views	10 - 15 Hours	Sleeping, Cooking, Eating, Schoolwork,Remote Work, Housework, Entertainment	10 - 15 Hours	Sleeping, Cooking, Eating, Schoolwork, Housework, Entertainment	Completely Sufficient	Completely Sufficient	Completely Sufficient	Completely Sufficient	Completely Sufficient	Completely Lacking	Completely Sufficient	Very Significant	Very Significant	Very Significant	Very Significant	Very Significant	Significant	Very Significant	
39		16 - 20 Hours	Sleeping, Cooking, Eating,Remote Work, Entertainment	10 - 15 Hours	Sleeping, Cooking, Eating, Entertainment	Lacking	Lacking	Sufficient	Sufficient	Lacking	Completely Lacking	Sufficient	Very Significant	Significant	Very Significant	Very Significant	Very Significant	Very Significant	Significant	Not enough air and ventilation
40		10 - 15 Hours	Sleeping, Cooking, Eating, Housework	16 - 20 Hours	Sleeping, Cooking, Eating, Housework, Entertainment	Unsure	Sufficient	Sufficient	Unsure	Lacking	Completely Lacking	Completely Sufficient	Irrelevant	Unsure	Irrelevant	Completely Irrelevant	Completely Irrelevant	Completely Irrelevant	Completely Irrelevant	

ID	Besides the space listed above, are there any other place to consider?	How much time do you usually spend at home on weekdays?	What do you do when you stay home on weekdays?	What do you do when you stay home on weekdays?	What do you do when you stay home on holidays and weekends?	Is the following space sufficient in your current home?							Would the following reasons cause you to spend less time at home?							Besides the reasons listed above, are there any other factors that cause you to spend less time at home?
						Living Room	Kitchen	Bathroom	Bedroom	Dining Room	Balcony	Elevator	Not Enough Private Space	Not Enough Amenities (e.g. Kicthen or Bathroom)	Floor Area is too Small	Too Crowded	Too Noise	Cut Down Water and Electricity Bills	Safety	
41		10 - 15 Hours	Sleeping, Cooking, Eating, Housework	16 - 20 Hours	Sleeping, Cooking, Eating, Housework, Entertainment	Sufficient	Sufficient	Sufficient	Lacking	Completely Lacking	Completely Lacking	Completely Sufficient	Very Significant	Very Significant	Unsure	Unsure	Significant	Very Significant	Unsure	Work
42		10 - 15 Hours	Sleeping, Cooking, Eating, Housework, Entertainment	10 - 15 Hours	Sleeping, Cooking, Eating, Housework, Entertainment	Completely Sufficient	Sufficient	Sufficient	Completely Sufficient	Lacking	Lacking	Completely Sufficient	Very Significant	Significant	Significant	Irrelevant	Irrelevant	Very Significant	Irrelevant	
43		10 - 15 Hours	Sleeping, Eating,Remote Work, Entertainment	10 - 15 Hours	Sleeping, Eating, Housework, Entertainment	Lacking	Lacking	Lacking	Sufficient	Completely Lacking	Completely Lacking	Completely Sufficient	Very Significant	Significant	Significant	Very Significant	Significant	Irrelevant	Completely Irrelevant	
44		16 - 20 Hours	Sleeping, Cooking, Eating, Housework	16 - 20 Hours	Sleeping, Cooking, Eating, Housework	Sufficient	Unsure	Sufficient	Unsure	Completely Lacking	Completely Lacking	Unsure	Unsure	Irrelevant	Significant	Irrelevant	Irrelevant	Very Significant	Completely Irrelevant	I stay at home mostly
45		10 - 15 Hours	Sleeping, Eating, Entertainment	10 - 15 Hours	Sleeping, Eating,Remote Work, Housework	Sufficient	Unsure	Lacking	Sufficient	Lacking	Lacking	Completely Sufficient	Very Significant	Irrelevant	Significant	Significant	Significant	Irrelevant	Completely Irrelevant	
46		16 - 20 Hours	Sleeping, Cooking, Eating, Housework, Entertainment	16 - 20 Hours	Sleeping, Cooking, Eating,Remote Work, Housework	Completely Sufficient	Completely Sufficient	Completely Sufficient	Completely Sufficient	Sufficient	Completely Lacking	Sufficient	Significant	Irrelevant	Irrelevant	Very Significant	Very Significant	Very Significant	Irrelevant	
47	Nearby traffic conditions	Less than 10Hours	Sleeping, Eating, Entertainment	Less than 10Hours	Sleeping, Eating, Schoolwork,Remote Work, Entertainment	Sufficient	Sufficient	Sufficient	Sufficient	Sufficient	Unsure	Sufficient	Significant	Unsure	Unsure	Unsure	Significant	Significant	Irrelevant	No
48	Food storage for each family	10 - 15 Hours	Sleeping, Eating, Entertainment	16 - 20 Hours	Sleeping, Eating, Entertainment	Completely Lacking	Lacking	Sufficient	Sufficient	Lacking	Completely Lacking	Unsure	Significant	Significant	Very Significant	Significant	Very Significant	Very Significant	Completely Irrelevant	Work

ID	Besides the space listed above, are there any other place to consider?	How much time do you usually spend at home on weekdays?	What do you do when you stay home on weekdays?	What do you do when you stay home on weekdays?	What do you do when you stay home on holidays and weekends?	Is the following space sufficient in your current home?							Would the following reasons cause you to spend less time at home?							Besides the reasons listed above, are there any other factors that cause you to spend less time at home?
						Living Room	Kitchen	Bathroom	Bedroom	Dining Room	Balcony	Elevator	Not Enough Private Space	Not Enough Amenities (e.g. Kicthen or Bathroom)	Floor Area is too Small	Too Crowded	Too Noise	Cut Down Water and Electricity Bills	Safety	
49		16 - 20 Hours	Sleeping, Eating, Schoolwork,Remote Work, Entertainment	10 - 15 Hours	Sleeping, Eating, Schoolwork, Entertainment	Sufficient	Lacking	Lacking	Sufficient	Lacking	Completely Lacking	Sufficient	Very Significant	Significant	Very Significant	Significant	Very Significant	Irrelevant	Irrelevant	
50		10 - 15 Hours	Sleeping, Eating,Remote Work, Entertainment	16 - 20 Hours	Sleeping, Eating, Housework, Entertainment, Sometimes go out with friends	Sufficient	Sufficient	Sufficient	Completely Sufficient	Lacking	Lacking	Sufficient	Very Significant	Significant	Significant	Very Significant	Very Significant	Irrelevant	Completely Irrelevant	
51	Surrounding environment, do not go near the garbage room	10 - 15 Hours	Sleeping, Cooking, Eating, Entertainment	16 - 20 Hours	Sleeping, Entertainment	Sufficient	Sufficient	Lacking	Lacking	Lacking	Completely Lacking	Completely Sufficient	Significant	Significant	Significant	Unsure	Significant	Unsure	Completely Irrelevant	Outside activities
52	No	10 - 15 Hours	Sleeping, Eating,Remote Work	16 - 20 Hours	Sleeping, Eating, Entertainment	Sufficient	Sufficient	Sufficient	Sufficient	Sufficient	Completely Lacking	Sufficient	Unsure	Significant	Significant	Very Significant	Very Significant	Unsure	Very Significant	No
53		10 - 15 Hours	Sleeping, Eating, Entertainment	16 - 20 Hours	Sleeping, Eating, Entertainment	Sufficient	Sufficient	Completely Sufficient	Sufficient	Lacking	Completely Lacking	Sufficient	Significant	Significant	Significant	Very Significant	Very Significant	Very Significant	Very Significant	
54	No	16 - 20 Hours	Sleeping, Cooking, Eating, Housework, Entertainment	16 - 20 Hours	Sleeping, Cooking, Eating, Entertainment	Sufficient	Sufficient	Sufficient	Sufficient	Sufficient	Sufficient	Sufficient	Irrelevant	Irrelevant	Irrelevant	Irrelevant	Unsure	Unsure	Significant	
55		10 - 15 Hours	Sleeping, Cooking,Remote Work, Housework	16 - 20 Hours	Sleeping, Entertainment	Lacking	Lacking	Unsure	Sufficient	Unsure	Lacking	Sufficient	Significant	Significant	Significant	Very Significant	Very Significant	Very Significant	Very Significant	Bad ventilation and heat build up
56		10 - 15 Hours	Sleeping, Schoolwork, Entertainment	16 - 20 Hours	Sleeping, Entertainment	Completely Lacking	Lacking	Lacking	Sufficient	Completely Lacking	Completely Lacking	Completely Lacking	Irrelevant	Significant	Very Significant	Unsure	Unsure	Unsure	Completely Irrelevant	

ID	In your current community, how often do you use the following surrounding spaces?									In your current community, is the following surrounding space sufficient for use?									Besides the spaces listed above, are there any other areas that are insufficient?
	Community Spaces (e.g. Community Center)	Leisure Spaces (e.g. Playground)	Green Spaces (e.g. Park)	Culture Space (e.g. Theater/Art Exhibition)	Sport Facilities	Public Transportation Facilities	Markets	Shops	Restaurants	Community Spaces (e.g. Community Center)	Leisure Spaces (e.g. Playground)	Green Spaces (e.g. Park)	Culture Space (e.g. Theater/Art Exhibition)	Sport Facilities	Public Transportation Facilities	Markets	Shops	Restaurants	
1	Never Used	Used Sometime	Used Sometime	Rarely Used	Used Oftenly	Always Used	Used Oftenly	Used Oftenly	Always Used	Unsure	Lacking	Lacking	Sufficient	Lacking	Sufficient	Unsure	Lacking	Sufficient	
2	Never Used	Used Sometime	Used Sometime	Never Used	Used Sometime	Always Used	Used Oftenly	Used Oftenly	Rarely Used	Lacking	Lacking	Completely Lacking	Completely Lacking	Lacking	Completely Sufficient	Completely Sufficient	Completely Sufficient	Completely Sufficient	entertainment
3	Rarely Used	Rarely Used	Rarely Used	Used Sometime	Used Sometime	Always Used	Used Oftenly	Used Oftenly	Used Oftenly	Unsure	Lacking	Lacking	Lacking	Lacking	Sufficient	Sufficient	Sufficient	Sufficient	No
4	Rarely Used	Used Sometime	Used Sometime	Used Sometime	Used Sometime	Used Oftenly	Used Oftenly	Used Oftenly	Used Sometime	Lacking	Lacking	Sufficient	Lacking	Lacking	Sufficient	Unsure	Lacking	Lacking	
5	Used Oftenly	Used Oftenly	Used Oftenly	Used Oftenly	Used Oftenly	Used Oftenly	Used Oftenly	Used Oftenly	Used Oftenly	Sufficient	Sufficient	Sufficient	Lacking	Sufficient	Sufficient	Sufficient	Sufficient	Lacking	
6	Rarely Used	Used Sometime	Used Sometime	Used Sometime	Used Oftenly	Used Sometime	Always Used	Always Used	Always Used	Sufficient	Sufficient	Sufficient	Sufficient	Sufficient	Sufficient	Sufficient	Sufficient	Sufficient	no
7	Never Used	Rarely Used	Rarely Used	Used Oftenly	Used Oftenly	Rarely Used	Rarely Used	Used Oftenly	Used Oftenly	Unsure	Completely Lacking	Completely Lacking	Lacking	Lacking	Unsure	Sufficient	Completely Sufficient	Completely Sufficient	
8	Used Oftenly	Rarely Used	Used Oftenly	Never Used	Rarely Used	Used Oftenly	Rarely Used	Used Oftenly	Used Oftenly	Sufficient	Lacking	Lacking	Completely Lacking	Sufficient	Completely Sufficient	Sufficient	Unsure	Sufficient	
9	Rarely Used	Rarely Used	Used Oftenly	Rarely Used	Used Sometime	Always Used	Rarely Used	Used Oftenly	Always Used	Unsure	Sufficient	Sufficient	Completely Lacking	Lacking	Completely Sufficient	Sufficient	Unsure	Sufficient	
10	Rarely Used	Rarely Used	Used Sometime	Used Sometime	Used Oftenly	Always Used	Used Sometime	Used Oftenly	Always Used	Unsure	Lacking	Lacking	Completely Lacking	Lacking	Sufficient	Sufficient	Sufficient	Sufficient	
11	Rarely Used	Used Oftenly	Used Oftenly	Never Used	Used Sometime	Always Used	Always Used	Always Used	Always Used	Lacking	Lacking	Completely Lacking	Completely Lacking	Unsure	Completely Sufficient	Completely Sufficient	Lacking	Lacking	
12	Rarely Used	Used Sometime	Used Sometime	Rarely Used	Used Oftenly	Always Used	Used Sometime	Used Sometime	Always Used	Unsure	Sufficient	Lacking	Lacking	Lacking	Sufficient	Unsure	Sufficient	Sufficient	

ID	In your current community, how often do you use the following surrounding spaces?									In your current community, is the following surrounding space sufficient for use?									Besides the spaces listed above, are there any other areas that are insufficient?
	Community Spaces (e.g. Community Center)	Leisure Spaces (e.g. Playground)	Green Spaces (e.g. Park)	Culture Space (e.g. Theater/Art Exhibition)	Sport Facilities	Public Transportation Facilities	Markets	Shops	Restaurants	Community Spaces (e.g. Community Center)	Leisure Spaces (e.g. Playground)	Green Spaces (e.g. Park)	Culture Space (e.g. Theater/Art Exhibition)	Sport Facilities	Public Transportation Facilities	Markets	Shops	Restaurants	
13	Never Used	Rarely Used	Rarely Used	Never Used	Used Oftenly	Always Used	Rarely Used	Rarely Used	Always Used	Unsure	Lacking	Lacking	Completely Lacking	Lacking	Completely Sufficient	Sufficient	Sufficient	Lacking	
14	Rarely Used	Used Oftenly	Always Used	Always Used	Used Sometime	Always Used	Always Used	Always Used	Always Used	Unsure	Sufficient	Sufficient	Sufficient	Sufficient	Completely Sufficient	Completely Sufficient	Completely Sufficient	Sufficient	
15	Used Sometime	Used Oftenly	Always Used	Rarely Used	Used Oftenly	Always Used	Always Used	Used Sometime	Used Oftenly	Sufficient	Unsure	Lacking	Lacking	Unsure	Sufficient	Completely Sufficient	Completely Sufficient	Completely Sufficient	
16	Used Oftenly	Used Sometime	Used Sometime	Rarely Used	Used Oftenly	Always Used	Always Used	Always Used	Always Used	Lacking	Lacking	Lacking	Completely Lacking	Sufficient	Completely Sufficient	Completely Sufficient	Sufficient	Unsure	
17	Used Sometime	Rarely Used	Rarely Used	Rarely Used	Rarely Used	Always Used	Always Used	Used Oftenly	Used Sometime	Lacking	Lacking	Lacking	Completely Lacking	Lacking	Completely Sufficient	Sufficient	Sufficient	Sufficient	
18	Rarely Used	Rarely Used	Rarely Used	Rarely Used	Used Oftenly	Always Used	Rarely Used	Rarely Used	Used Oftenly	Sufficient	Sufficient	Sufficient	Lacking	Lacking	Sufficient	Lacking	Sufficient	Sufficient	
19	Used Sometime	Used Oftenly	Used Oftenly	Used Sometime	Used Oftenly	Always Used	Used Oftenly	Used Oftenly	Always Used	Sufficient	Lacking	Lacking	Lacking	Lacking	Completely Sufficient	Sufficient	Lacking	Lacking	
20	Never Used	Rarely Used	Rarely Used	Used Sometime	Used Oftenly	Always Used	Used Sometime	Rarely Used	Used Oftenly	Unsure	Unsure	Lacking	Lacking	Sufficient	Completely Sufficient	Unsure	Sufficient	Sufficient	
21	Rarely Used	Used Oftenly	Always Used	Never Used	Never Used	Used Oftenly	Used Sometime	Rarely Used	Always Used	Unsure	Lacking	Lacking	Completely Lacking	Unsure	Sufficient	Unsure	Lacking	Sufficient	
22	Rarely Used	Used Oftenly	Always Used	Never Used	Never Used	Used Oftenly	Always Used	Rarely Used	Used Oftenly	Unsure	Lacking	Lacking	Completely Lacking	Unsure	Completely Sufficient	Sufficient	Lacking	Lacking	
23	Always Used	Used Sometime	Used Oftenly	Used Sometime	Used Sometime	Always Used	Always Used	Always Used	Always Used	Lacking	Unsure	Unsure	Lacking	Unsure	Sufficient	Lacking	Sufficient	Lacking	Meeting areas or somewhere for working online like a cafe.

ID	In your current community, how often do you use the following surrounding spaces?									In your current community, is the following surrounding space sufficient for use?									Besides the spaces listed above, are there any other areas that are insufficient?
	Community Spaces (e.g. Community Center)	Leisure Spaces (e.g. Playground)	Green Spaces (e.g. Park)	Culture Space (e.g. Theater/Art Exhibition)	Sport Facilities	Public Transportation Facilities	Markets	Shops	Restaurants	Community Spaces (e.g. Community Center)	Leisure Spaces (e.g. Playground)	Green Spaces (e.g. Park)	Culture Space (e.g. Theater/Art Exhibition)	Sport Facilities	Public Transportation Facilities	Markets	Shops	Restaurants	
24	Rarely Used	Rarely Used	Used Oftenly	Used Sometime	Used Sometime	Always Used	Used Oftenly	Always Used	Always Used	Unsure	Lacking	Lacking	Sufficient	Sufficient	Completely Sufficient	Lacking	Sufficient	Completely Sufficient	
25	Rarely Used	Always Used	Used Oftenly	Rarely Used	Used Sometime	Used Oftenly	Used Oftenly	Used Sometime	Used Oftenly	Unsure	Lacking	Lacking	Lacking	Lacking	Sufficient	Unsure	Sufficient	Sufficient	
26	Rarely Used	Used Oftenly	Used Oftenly	Rarely Used	Used Sometime	Used Sometime	Used Oftenly	Used Oftenly	Always Used	Lacking	Lacking	Lacking	Completely Lacking	Lacking	Sufficient	Sufficient	Unsure	Sufficient	
27	Never Used	Used Oftenly	Used Oftenly	Never Used	Never Used	Always Used	Used Oftenly	Rarely Used	Used Oftenly	Unsure	Lacking	Lacking	Completely Lacking	Lacking	Sufficient	Unsure	Sufficient	Lacking	
28	Rarely Used	Used Sometime	Used Oftenly	Used Oftenly	Used Sometime	Always Used	Always Used	Always Used	Used Oftenly	Sufficient	Sufficient	Sufficient	Unsure	Unsure	Completely Sufficient	Sufficient	Completely Sufficient	Completely Sufficient	
29	Rarely Used	Rarely Used	Used Oftenly	Always Used	Rarely Used	Always Used	Used Oftenly	Used Sometime	Used Oftenly	Sufficient	Lacking	Sufficient	Sufficient	Unsure	Completely Sufficient	Completely Sufficient	Completely Sufficient	Sufficient	
30	Rarely Used	Rarely Used	Rarely Used	Rarely Used	Rarely Used	Used Oftenly	Used Oftenly	Used Oftenly	Used Oftenly	Unsure	Unsure	Unsure	Unsure	Completely Sufficient	Sufficient	Sufficient	Sufficient	Sufficient	Golf
31	Never Used	Never Used	Rarely Used	Rarely Used	Never Used	Always Used	Always Used	Always Used	Always Used	Unsure	Unsure	Unsure	Lacking	Lacking	Sufficient	Sufficient	Sufficient	Completely Sufficient	
32	Used Oftenly	Rarely Used	Used Oftenly	Used Oftenly	Rarely Used	Used Oftenly	Always Used	Used Oftenly	Always Used	Lacking	Unsure	Lacking	Lacking	Unsure	Sufficient	Lacking	Sufficient	Lacking	Hospital
33	Used Sometime	Used Oftenly	Used Oftenly	Rarely Used	Used Sometime	Always Used	Always Used	Used Sometime	Used Oftenly	Lacking	Lacking	Lacking	Completely Lacking	Unsure	Sufficient	Sufficient	Lacking	Lacking	
34	Rarely Used	Used Oftenly	Used Oftenly	Never Used	Never Used	Used Oftenly	Always Used	Rarely Used	Used Oftenly	Lacking	Lacking	Sufficient	Unsure	Sufficient	Completely Sufficient	Sufficient	Completely Sufficient	Completely Sufficient	
35	Rarely Used	Used Sometime	Used Sometime	Never Used	Rarely Used	Always Used	Used Sometime	Always Used	Always Used	Sufficient	Sufficient	Completely Sufficient	Lacking	Completely Sufficient	Completely Sufficient	Completely Sufficient	Completely Sufficient	Completely Sufficient	No

ID	In your current community, how often do you use the following surrounding spaces?									In your current community, is the following surrounding space sufficient for use?									Besides the spaces listed above, are there any other areas that are insufficient?
	Community Spaces (e.g. Community Center)	Leisure Spaces (e.g. Playground)	Green Spaces (e.g. Park)	Culture Space (e.g. Theater/Art Exhibition)	Sport Facilities	Public Transportation Facilities	Markets	Shops	Restaurants	Community Spaces (e.g. Community Center)	Leisure Spaces (e.g. Playground)	Green Spaces (e.g. Park)	Culture Space (e.g. Theater/Art Exhibition)	Sport Facilities	Public Transportation Facilities	Markets	Shops	Restaurants	
36	Never Used	Always Used	Used Oftenly	Never Used	Rarely Used	Always Used	Always Used	Always Used	Always Used	Unsure	Sufficient	Sufficient	Unsure	Unsure	Sufficient	Sufficient	Completely Sufficient	Completely Sufficient	
37	Rarely Used	Used Oftenly	Used Oftenly	Used Oftenly	Rarely Used	Always Used	Used Sometime	Always Used	Always Used	Sufficient	Sufficient	Sufficient	Sufficient	Sufficient	Completely Sufficient	Completely Sufficient	Completely Sufficient	Sufficient	
38	Never Used	Used Sometime	Used Sometime	Never Used	Used Sometime	Always Used	Always Used	Always Used	Always Used	Sufficient	Sufficient	Sufficient	Lacking	Sufficient	Sufficient	Sufficient	Sufficient	Sufficient	
39	Used Oftenly	Rarely Used	Always Used	Used Oftenly	Used Oftenly	Always Used	Always Used	Always Used	Always Used	Sufficient	Unsure	Sufficient	Lacking	Lacking	Sufficient	Lacking	Sufficient	Lacking	
40	Rarely Used	Rarely Used	Rarely Used	Used Sometime	Rarely Used	Always Used	Used Oftenly	Used Oftenly	Used Oftenly	Unsure	Unsure	Sufficient	Sufficient	Unsure	Completely Sufficient	Sufficient	Sufficient	Completely Sufficient	
41	Used Oftenly	Used Oftenly	Used Oftenly	Never Used	Always Used	Always Used	Always Used	Used Sometime	Rarely Used	Lacking	Lacking	Sufficient	Completely Lacking	Lacking	Completely Sufficient	Sufficient	Lacking	Sufficient	
42	Used Oftenly	Rarely Used	Rarely Used	Used Oftenly	Always Used	Always Used	Used Oftenly	Rarely Used	Used Oftenly	Lacking	Lacking	Lacking	Completely Lacking	Sufficient	Completely Sufficient	Sufficient	Completely Sufficient	Completely Sufficient	
43	Rarely Used	Used Sometime	Always Used	Rarely Used	Used Sometime	Always Used	Used Sometime	Always Used	Always Used	Sufficient	Unsure	Lacking	Unsure	Lacking	Sufficient	Sufficient	Sufficient	Lacking	
44	Used Sometime	Rarely Used	Rarely Used	Never Used	Never Used	Used Oftenly	Always Used	Always Used	Always Used	Lacking	Unsure	Unsure	Unsure	Unsure	Lacking	Sufficient	Sufficient	Lacking	Book stores
45	Rarely Used	Rarely Used	Always Used	Rarely Used	Used Oftenly	Always Used	Rarely Used	Used Oftenly	Used Oftenly	Unsure	Unsure	Lacking	Completely Lacking	Lacking	Sufficient	Completely Sufficient	Sufficient	Sufficient	
46	Used Oftenly	Used Oftenly	Used Oftenly	Rarely Used	Rarely Used	Always Used	Always Used	Used Oftenly	Rarely Used	Sufficient	Lacking	Lacking	Completely Lacking	Unsure	Completely Sufficient	Sufficient	Sufficient	Sufficient	
47	Never Used	Rarely Used	Never Used	Never Used	Rarely Used	Used Sometime	Rarely Used	Rarely Used	Rarely Used	Unsure	Unsure	Lacking	Completely Lacking	Lacking	Unsure	Sufficient	Lacking	Lacking	No

ID	In your current community, how often do you use the following surrounding spaces?									In your current community, is the following surrounding space sufficient for use?									Besides the spaces listed above, are there any other areas that are insufficient?
	Community Spaces (e.g. Community Center)	Leisure Spaces (e.g. Playground)	Green Spaces (e.g. Park)	Culture Space (e.g. Theater/Art Exhibition)	Sport Facilities	Public Transportation Facilities	Markets	Shops	Restaurants	Community Spaces (e.g. Community Center)	Leisure Spaces (e.g. Playground)	Green Spaces (e.g. Park)	Culture Space (e.g. Theater/Art Exhibition)	Sport Facilities	Public Transportation Facilities	Markets	Shops	Restaurants	
48	Used Sometime	Used Oftenly	Used Oftenly	Never Used	Never Used	Always Used	Always Used	Always Used	Always Used	Lacking	Unsure	Lacking	Unsure	Unsure	Completely Sufficient	Lacking	Sufficient	Sufficient	School for my kids
49	Rarely Used	Rarely Used	Rarely Used	Used Oftenly	Used Oftenly	Used Sometime	Rarely Used	Used Oftenly	Used Sometime	Unsure	Unsure	Lacking	Completely Lacking	Lacking	Sufficient	Unsure	Completely Sufficient	Sufficient	
50	Rarely Used	Rarely Used	Used Oftenly	Rarely Used	Used Oftenly	Always Used	Always Used	Used Sometime	Used Oftenly	Unsure	Lacking	Lacking	Completely Lacking	Unsure	Sufficient	Unsure	Completely Lacking	Completely Lacking	
51	Rarely Used	Rarely Used	Rarely Used	Used Sometime	Rarely Used	Used Oftenly	Used Oftenly	Used Oftenly	Used Oftenly	Unsure	Sufficient	Sufficient	Lacking	Unsure	Sufficient	Lacking	Lacking	Lacking	Activity facilities for the elderly
52	Never Used	Rarely Used	Rarely Used	Rarely Used	Rarely Used	Always Used	Used Sometime	Used Sometime	Rarely Used	Unsure	Sufficient	Lacking	Unsure	Sufficient	Sufficient	Sufficient	Sufficient	Unsure	No
53	Used Sometime	Rarely Used	Rarely Used	Never Used	Never Used	Used Oftenly	Always Used	Used Sometime	Always Used	Lacking	Unsure	Lacking	Unsure	Unsure	Sufficient	Lacking	Lacking	Lacking	Bars
54	Rarely Used	Used Sometime	Used Sometime	Rarely Used	Rarely Used	Used Oftenly	Used Sometime	Used Sometime	Used Oftenly	Unsure	Sufficient	Sufficient	Lacking	Unsure	Sufficient	Unsure	Sufficient	Sufficient	No
55	Rarely Used	Used Sometime	Used Oftenly	Used Sometime	Rarely Used	Always Used	Always Used	Always Used	Used Oftenly	Lacking	Unsure	Lacking	Sufficient	Lacking	Sufficient	Completely Sufficient	Completely Sufficient	Completely Sufficient	
56	Rarely Used	Used Oftenly	Always Used	Used Sometime	Never Used	Always Used	Always Used	Always Used	Always Used	Unsure	Sufficient	Lacking	Unsure	Sufficient	Sufficient	Sufficient	Completely Sufficient	Completely Sufficient	

ID	Would you attend the following community events or venues?										Besides the activities/spaces listed above, are there any other community activities you wounld like to join?	Have you ever visited historical buildings in Hong Kong?	When was the last time you visit historical buildings in Hong Kong?	What is the purpose of your visit to Hong Kong's historical buildings before?	What do you hope to find when you visit the historical buildings in Hong Kong?
	Community Kitchen	Community Garden	Community Workshop	Community Visit Tour	Community Meetings	Community Art	Neighbor Mentorship	Neighborhood Watch	Second Hand Market	Live House					
1	Probably	Definitely	Definitely	Very Probably	Very Probably	Very Probably Not	Probably Not	Probably	Very Probably Not	Definitely		1 - 5 Times	Within One Year	Cultural Experience, Community and Identity Building, Heritage Preservation, Tourism	A Sense of History, Community and Nostalgia, Photography Opportunities, Educational Value, Supporting Preservation
2	Very Probably Not	Very Probably Not	Very Probably Not	Very Probably Not	Very Probably Not	Very Probably Not	Very Probably Not	Very Probably Not	Probably	Probably		Never	More than 2 Years Ago	Cultural Experience, Historical Understanding, Architectural Appreciation	A Sense of History, Unique Architecture and Design, Photography Opportunities, Educational Value
3	Probably Not	Probably Not	Probably Not	Probably Not	Probably	Probably	Probably Not	Probably	Probably	Definitely	No	1 - 5 Times	More than 2 Years Ago	Cultural Experience, Architectural Appreciation, Heritage Preservation	Unique Architecture and Design, Community and Nostalgia, Cultural Insight
4	Probably	Probably	Probably	Probably	Probably	Probably	Probably	Probably	Probably	Probably		6 - 10 Times	Within One Year	Cultural Experience, Historical Understanding, Architectural Appreciation, Community and Identity Building, Heritage Preservation, Education, Tourism	A Sense of History, Unique Architecture and Design, Community and Nostalgia, Cultural Insight, Photography Opportunities, Educational Value, Supporting Preservation
5	Very Probably Not	Very Probably Not	Very Probably Not	Very Probably Not	Very Probably Not	Very Probably Not	Very Probably Not	Very Probably Not	Very Probably Not	Very Probably Not		1 - 5 Times	1 to 2 Years Ago	Cultural Experience, Historical Understanding	A Sense of History, Unique Architecture and Design, Cultural Insight
6	Probably Not	Probably	Probably Not	Probably Not	Very Probably Not	Probably Not	Very Probably Not	Very Probably Not	Very Probably Not	Probably Not	no	Never	1 to 2 Years Ago	Cultural Experience, Historical Understanding, Architectural Appreciation, Heritage Preservation, Education	A Sense of History, Unique Architecture and Design, Community and Nostalgia, Cultural Insight, Photography Opportunities
7	Very Probably	Probably	Very Probably	Very Probably Not	Very Probably Not	Very Probably Not	Very Probably Not	Probably Not	Probably	Definitely		1 - 5 Times	1 to 2 Years Ago	Architectural Appreciation, Community and Identity Building, Heritage Preservation, Tourism	A Sense of History, Unique Architecture and Design, Photography Opportunities, Supporting Preservation
8	Definitely	Very Probably	Probably	Probably Not	Very Probably Not	Definitely Not	Very Probably Not	Probably Not	Probably	Definitely Not		Never	Never	Historical Understanding, Architectural Appreciation, Heritage Preservation	A Sense of History, Community and Nostalgia, Photography Opportunities
9	Definitely	Probably	Probably	Very Probably	Probably	Probably	Very Probably Not	Very Probably Not	Definitely	Very Probably		1 - 5 Times	1 to 2 Years Ago	Cultural Experience, Historical Understanding, Heritage Preservation	Community and Nostalgia, Cultural Insight, Photography Opportunities, Supporting Preservation
10	Definitely	Definitely	Definitely	Very Probably	Very Probably Not	Very Probably Not	Probably	Very Probably Not	Very Probably	Definitely		1 - 5 Times	1 to 2 Years Ago	Historical Understanding, Community and Identity Building, Heritage Preservation	Unique Architecture and Design, Community and Nostalgia, Cultural Insight, Photography Opportunities, Supporting Preservation
11	Definitely	Definitely	Probably	Definitely	Very Probably	Definitely	Very Probably Not	Very Probably	Definitely	Definitely		1 - 5 Times	1 to 2 Years Ago	Cultural Experience, Architectural Appreciation, Community and Identity Building, Heritage Preservation	A Sense of History, Unique Architecture and Design, Community and Nostalgia, Photography Opportunities, Supporting Preservation

ID	Would you attend the following community events or venues?										Besides the activities/spaces listed above, are there any other community activities you wounld like to join?	Have you ever visited historical buildings in Hong Kong?	When was the last time you visit historical buildings in Hong Kong?	What is the purpose of your visit to Hong Kong's historical buildings before?	What do you hope to find when you visit the historical buildings in Hong Kong?
	Community Kitchen	Community Garden	Community Workshop	Community Visit Tour	Community Meetings	Community Art	Neighbor Mentorship	Neighborhood Watch	Second Hand Market	Live House					
12	Definitely	Very Probably	Probably	Probably	Very Probably Not	Very Probably	Probably	Probably	Very Probably	Definitely		6 - 10 Times	Within One Year	Cultural Experience, Historical Understanding, Architectural Appreciation, Community and Identity Building, Heritage Preservation	A Sense of History, Unique Architecture and Design, Community and Nostalgia, Cultural Insight, Supporting Preservation
13	Definitely	Definitely	Very Probably	Probably Not	Probably	Probably Not	Definitely Not	Definitely Not	Definitely	Definitely		1 - 5 Times	More than 2 Years Ago	Historical Understanding, Architectural Appreciation, Community and Identity Building	Unique Architecture and Design, Community and Nostalgia, Cultural Insight, Photography Opportunities, Supporting Preservation
14	Definitely	Very Probably	Very Probably	Very Probably	Very Probably Not	Definitely	Very Probably Not	Very Probably	Definitely	Very Probably	Wine tasting	More Than 10 Times	Within One Year	Historical Understanding, Architectural Appreciation, Heritage Preservation, Education	A Sense of History, Unique Architecture and Design, Community and Nostalgia, Photography Opportunities, Educational Value, Supporting Preservation
15	Definitely	Definitely	Definitely	Definitely	Probably	Probably Not	Very Probably	Very Probably	Very Probably Not	Definitely Not		1 - 5 Times	1 to 2 Years Ago	Historical Understanding, Architectural Appreciation, Heritage Preservation	Unique Architecture and Design, Community and Nostalgia, Photography Opportunities, Educational Value
16	Definitely	Definitely	Probably Not	Very Probably	Definitely	Definitely	Very Probably	Probably	Very Probably	Very Probably Not		1 - 5 Times	1 to 2 Years Ago	Cultural Experience, Historical Understanding, Architectural Appreciation, Community and Identity Building, Heritage Preservation, Education, Tourism	A Sense of History, Unique Architecture and Design, Community and Nostalgia, Photography Opportunities, Supporting Preservation
17	Definitely	Probably	Probably Not	Probably Not	Probably Not	Very Probably Not	Very Probably Not	Very Probably Not	Very Probably	Very Probably Not		1 - 5 Times	More than 2 Years Ago	Historical Understanding, Community and Identity Building, Heritage Preservation, Tourism	Community and Nostalgia, Cultural Insight, Photography Opportunities, Educational Value
18	Definitely	Definitely	Definitely	Definitely	Definitely	Definitely	Very Probably Not	Very Probably Not	Definitely	Definitely		1 - 5 Times	Within One Year	Historical Understanding, Architectural Appreciation, Community and Identity Building, Heritage Preservation	Unique Architecture and Design, Community and Nostalgia, Cultural Insight, Photography Opportunities, Educational Value
19	Very Probably	Probably	Definitely	Definitely	Very Probably	Probably Not	Very Probably	Definitely	Very Probably Not	Probably		6 - 10 Times	Within One Year	Cultural Experience, Historical Understanding, Architectural Appreciation, Community and Identity Building, Heritage Preservation, Enjoy the exhibition	Unique Architecture and Design, Community and Nostalgia, Cultural Insight, Photography Opportunities, Supporting Preservation
20	Definitely	Very Probably	Probably	Definitely	Very Probably	Definitely	Definitely Not	Definitely Not	Probably	Very Probably		6 - 10 Times	Within One Year	Cultural Experience, Architectural Appreciation, Community and Identity Building, Heritage Preservation	Unique Architecture and Design, Community and Nostalgia, Photography Opportunities
21	Definitely	Very Probably	Probably Not	Very Probably	Definitely Not	Definitely	Very Probably Not	Very Probably Not	Definitely	Definitely		1 - 5 Times	More than 2 Years Ago	Architectural Appreciation, Community and Identity Building, Tourism	A Sense of History, Unique Architecture and Design, Community and Nostalgia, Supporting Preservation

ID	Would you attend the following community events or venues?										Besides the activities/ spaces listed above, are there any other community activities you wounld like to join?	Have you ever visited historical buildings in Hong Kong?	When was the last time you visit historical buildings in Hong Kong?	What is the purpose of your visit to Hong Kong's historical buildings before?	What do you hope to find when you visit the historical buildings in Hong Kong?
	Community Kitchen	Community Garden	Community Workshop	Community Visit Tour	Community Meetings	Community Art	Neighbor Mentorship	Neighborhood Watch	Second Hand Market	Live House					
22	Very Probably	Definitely	Definitely	Probably	Very Probably Not	Definitely	Very Probably	Very Probably Not	Very Probably	Definitely Not		1 - 5 Times	More than 2 Years Ago	Cultural Experience, Historical Understanding, Heritage Preservation, Tourism	A Sense of History, Unique Architecture and Design, Community and Nostalgia, Photography Opportunities
23	Definitely	Very Probably	Definitely	Very Probably	Definitely	Very Probably	Very Probably	Very Probably	Definitely	Probably		1 - 5 Times	Within One Year	Cultural Experience, Community and Identity Building, Education, Tourism	Cultural Insight, Photography Opportunities, Educational Value
24	Probably	Very Probably	Probably Not	Very Probably	Very Probably Not	Very Probably	Probably Not	Probably Not	Very Probably	Very Probably		6 - 10 Times	Within One Year	Cultural Experience, Architectural Appreciation, Community and Identity Building, Heritage Preservation	Unique Architecture and Design, Community and Nostalgia, Photography Opportunities, Supporting Preservation
25	Definitely	Definitely	Probably	Probably	Very Probably Not	Very Probably Not	Very Probably Not	Definitely Not	Definitely	Very Probably		6 - 10 Times	Within One Year	Architectural Appreciation, Community and Identity Building, Heritage Preservation, Education	Unique Architecture and Design, Community and Nostalgia, Photography Opportunities, Educational Value
26	Definitely	Definitely	Probably	Very Probably	Probably Not	Probably	Very Probably Not	Very Probably Not	Very Probably Not	Probably		1 - 5 Times	1 to 2 Years Ago	Historical Understanding, Architectural Appreciation, Community and Identity Building, Education	A Sense of History, Community and Nostalgia, Photography Opportunities, Supporting Preservation
27	Very Probably	Definitely	Definitely	Very Probably Not	Definitely Not	Definitely Not	Probably	Probably	Definitely	Definitely Not		Never	Never	Never been to one	Unique Architecture and Design, Community and Nostalgia, Photography Opportunities, Supporting Preservation
28	Definitely Not	Probably	Probably	Very Probably	Very Probably Not	Probably	Probably Not	Probably Not	Very Probably	Very Probably		1 - 5 Times	More than 2 Years Ago	Cultural Experience, Historical Understanding, Architectural Appreciation, Tourism	A Sense of History, Unique Architecture and Design, Community and Nostalgia, Cultural Insight, Photography Opportunities
29	Probably	Definitely	Very Probably	Probably Not	Very Probably Not	Definitely	Probably	Very Probably Not	Probably	Very Probably		1 - 5 Times	Within One Year	Cultural Experience, Historical Understanding, Architectural Appreciation, Heritage Preservation	A Sense of History, Unique Architecture and Design, Cultural Insight, Photography Opportunities, Supporting Preservation
30	Very Probably Not	Very Probably Not	Very Probably Not	Very Probably Not	Very Probably Not	Very Probably Not	Probably Not	Probably Not	Probably Not	Probably Not	No	1 - 5 Times	More than 2 Years Ago	Heritage Preservation	Photography Opportunities
31	Very Probably Not	Very Probably Not	Very Probably Not	Very Probably Not	Very Probably Not	Very Probably	Very Probably Not	Very Probably Not	Very Probably	Very Probably Not		1 - 5 Times	More than 2 Years Ago	Cultural Experience, Historical Understanding, Architectural Appreciation	A Sense of History, Unique Architecture and Design, Community and Nostalgia, Cultural Insight, Educational Value
32	Very Probably	Definitely	Definitely	Probably	Very Probably	Definitely	Probably	Very Probably	Probably Not	Probably Not	Gym	1 - 5 Times	Within One Year	Historical Understanding, Education	A Sense of History, Cultural Insight, Photography Opportunities, Educational Value
33	Probably	Definitely	Definitely	Definitely	Very Probably	Very Probably	Very Probably Not	Probably	Definitely	Probably		6 - 10 Times	Within One Year	Cultural Experience, Architectural Appreciation, Community and Identity Building, Education, Tourism	Unique Architecture and Design, Community and Nostalgia, Educational Value, Supporting Preservation

ID	Would you attend the following community events or venues?										Besides the activities/spaces listed above, are there any other community activities you wounld like to join?	Have you ever visited historical buildings in Hong Kong?	When was the last time you visit historical buildings in Hong Kong?	What is the purpose of your visit to Hong Kong's historical buildings before?	What do you hope to find when you visit the historical buildings in Hong Kong?
	Community Kitchen	Community Garden	Community Workshop	Community Visit Tour	Community Meetings	Community Art	Neighbor Mentorship	Neighborhood Watch	Second Hand Market	Live House					
34	Definitely	Definitely	Probably	Probably	Probably	Very Probably Not	Definitely Not	Definitely Not	Very Probably	Very Probably Not		1 - 5 Times	1 to 2 Years Ago	Cultural Experience, Heritage Preservation, Education, Tourism	Community and Nostalgia, Photography Opportunities, Educational Value, Supporting Preservation
35	Definitely Not	Probably	Probably	Probably	Probably Not	Probably	Probably	Probably	Very Probably	Very Probably	No	Never	More than 2 Years Ago	Education	Unique Architecture and Design, Community and Nostalgia
36	Probably	Definitely	Definitely Not	Definitely Not	Definitely Not	Definitely Not	Definitely Not	Very Probably	Definitely	Very Probably		1 - 5 Times	More than 2 Years Ago	Cultural Experience, Architectural Appreciation	A Sense of History, Unique Architecture and Design, Community and Nostalgia, Photography Opportunities
37	Definitely Not	Probably	Probably	Very Probably	Very Probably Not	Probably	Probably	Probably Not	Probably	Definitely		1 - 5 Times	Within One Year	Cultural Experience, Historical Understanding, Architectural Appreciation, Community and Identity Building, Heritage Preservation	A Sense of History, Community and Nostalgia, Cultural Insight, Photography Opportunities, Educational Value, Supporting Preservation
38	Probably	Definitely	Definitely	Definitely	Probably Not	Definitely	Probably	Probably	Definitely	Probably		More Than 10 Times	Within One Year	Cultural Experience, Historical Understanding, Architectural Appreciation, Community and Identity Building, Heritage Preservation, Education, Tourism	A Sense of History, Unique Architecture and Design, Cultural Insight, Photography Opportunities, Educational Value, Supporting Preservation
39	Definitely	Very Probably	Definitely	Probably	Very Probably	Definitely	Probably	Very Probably Not	Probably	Probably		1 - 5 Times	Within One Year	Cultural Experience, Architectural Appreciation, Heritage Preservation	Unique Architecture and Design, Cultural Insight, Photography Opportunities
40	Very Probably Not	Probably	Very Probably	Probably	Very Probably Not	Probably	Definitely Not	Very Probably Not	Very Probably Not	Probably		1 - 5 Times	1 to 2 Years Ago	Cultural Experience, Historical Understanding, Architectural Appreciation	A Sense of History, Unique Architecture and Design, Cultural Insight
41	Definitely	Definitely	Definitely	Probably	Probably	Probably	Very Probably	Probably Not	Probably Not	Very Probably Not		1 - 5 Times	Within One Year	Architectural Appreciation, Community and Identity Building, Education, Tourism	Community and Nostalgia, Photography Opportunities, Educational Value, Supporting Preservation
42	Definitely	Very Probably	Definitely	Probably Not	Probably	Probably Not	Very Probably	Definitely	Very Probably Not	Definitely Not		1 - 5 Times	Within One Year	Cultural Experience, Architectural Appreciation, Community and Identity Building, Tourism	A Sense of History, Community and Nostalgia, Cultural Insight, Photography Opportunities
43	Very Probably	Probably	Very Probably	Very Probably	Probably Not	Probably	Very Probably Not	Very Probably Not	Probably	Definitely		1 - 5 Times	1 to 2 Years Ago	Cultural Experience, Historical Understanding, Heritage Preservation, Education	A Sense of History, Community and Nostalgia, Photography Opportunities, Educational Value
44	Definitely	Definitely	Probably Not	Probably Not	Definitely Not	Definitely Not	Very Probably	Definitely	Very Probably	Definitely Not		1 - 5 Times	1 to 2 Years Ago	Community and Identity Building	A Sense of History, Supporting Preservation
45	Very Probably	Very Probably	Very Probably	Very Probably	Definitely	Probably	Probably	Very Probably	Very Probably Not	Very Probably		Never	Within One Year	Community and Identity Building, Heritage Preservation, Tourism	Community and Nostalgia, Cultural Insight, Photography Opportunities, Supporting Preservation

ID	Would you attend the following community events or venues?										Besides the activities/ spaces listed above, are there any other community activities you wounld like to join?	Have you ever visited historical buildings in Hong Kong?	When was the last time you visit historical buildings in Hong Kong?	What is the purpose of your visit to Hong Kong's historical buildings before?	What do you hope to find when you visit the historical buildings in Hong Kong?
	Community Kitchen	Community Garden	Community Workshop	Community Visit Tour	Community Meetings	Community Art	Neighbor Mentorship	Neighborhood Watch	Second Hand Market	Live House					
46	Very Probably	Very Probably	Probably	Probably	Very Probably Not	Very Probably Not	Very Probably Not	Probably	Very Probably	Very Probably Not		1 - 5 Times	1 to 2 Years Ago	Cultural Experience, Architectural Appreciation, Community and Identity Building, Tourism	Unique Architecture and Design, Community and Nostalgia, Photography Opportunities, Educational Value
47	Very Probably Not	Very Probably Not	Very Probably Not	Very Probably Not	Very Probably Not	Very Probably Not	Very Probably Not	Very Probably Not	Probably Not	Probably Not	No	1 - 5 Times	Within One Year	Architectural Appreciation, Community and Identity Building	Unique Architecture and Design, Community and Nostalgia, Cultural Insight, Photography Opportunities
48	Very Probably	Probably Not	Probably Not	Probably Not	Very Probably	Definitely Not	Very Probably	Probably	Probably	Definitely Not		1 - 5 Times	1 to 2 Years Ago	Architectural Appreciation, Community and Identity Building	Community and Nostalgia
49	Probably	Definitely	Very Probably	Definitely	Probably Not	Definitely	Very Probably Not	Probably Not	Definitely	Definitely		1 - 5 Times	1 to 2 Years Ago	Architectural Appreciation, Community and Identity Building, Heritage Preservation	Unique Architecture and Design, Community and Nostalgia, Photography Opportunities
50	Very Probably	Probably	Definitely	Very Probably	Very Probably Not	Very Probably Not	Very Probably Not	Very Probably Not	Probably	Very Probably		More Than 10 Times	Within One Year	Cultural Experience, Architectural Appreciation, Community and Identity Building, Tourism	Unique Architecture and Design, Community and Nostalgia, Photography Opportunities, Supporting Preservation
51	Probably Not	Probably	Probably	Very Probably	Probably Not	Very Probably	Probably	Probably	Very Probably	Probably	Introducing festivals/ festival events in various countries	1 - 5 Times	1 to 2 Years Ago	Historical Understanding, Architectural Appreciation, Heritage Preservation, Tourism	A Sense of History, Unique Architecture and Design, Community and Nostalgia, Cultural Insight, Educational Value
52	Definitely Not	Very Probably Not	Probably	Probably	Very Probably Not	Very Probably Not	Very Probably Not	Probably	Probably	Probably Not	No	1 - 5 Times	Within One Year	Cultural Experience, Historical Understanding, Architectural Appreciation, Heritage Preservation	A Sense of History, Unique Architecture and Design, Community and Nostalgia, Cultural Insight, Photography Opportunities, Educational Value, Supporting Preservation
53	Very Probably	Probably Not	Very Probably	Definitely	Definitely	Probably Not	Definitely	Very Probably	Probably Not	Definitely Not		1 - 5 Times	Within One Year	Cultural Experience, Tourism	Cultural Insight, Supporting Preservation
54	Definitely Not	Probably	Probably	Very Probably	Very Probably Not	Probably	Very Probably Not	Probably	Probably	Probably Not	No	1 - 5 Times	1 to 2 Years Ago	Cultural Experience	A Sense of History, Community and Nostalgia, Supporting Preservation
55	Probably Not	Probably	Probably	Probably Not	Very Probably	Very Probably	Probably	Very Probably	Very Probably	Very Probably		1 - 5 Times	1 to 2 Years Ago	Architectural Appreciation, Heritage Preservation, Tourism	Supporting Preservation
56	Very Probably	Probably	Very Probably	Probably	Probably Not	Very Probably	Probably	Probably	Definitely	Very Probably		1 - 5 Times	Within One Year	Cultural Experience, Historical Understanding, Architectural Appreciation, Community and Identity Building, Heritage Preservation, Tourism	A Sense of History, Community and Nostalgia, Cultural Insight, Educational Value, Supporting Preservation

ID	How would you be interested in participating in the revitalization project?				Besides the participating method listed above, are there any other method in the revitalization project you are interested?	Have you ever been to Former North Kowloon Magistracy (Photo Above) in Sham Shui Po?	Do you feel that preserving historical sites like the Magistracy is important for Hong Kong?	Could you please explain your answer to the previous question?	What balance do you prefer between historical preservation and modern design?	What aspects of the Magistracy's history do you think are most important to showcase?	What are your expectations for the revitalization of the Magistracy?	Which groups do you think should benefit from this revitalized space?	What could be done to make the revitalized site more welcoming and accessible to the public?
	Attend Public Meetings and Discussions	Participate in Volunteer Opportunities	Provide Feedback on Design and Usage	Stay Informed of the Process									
1	Very Interested	Neutral	Very Interested	Somewhat Interested		Never	Not Sure		Mostly Modernize while Keeping Some Historical Features	Architectural Features, Historical Courtroom Settings, Social and Cultural Context	Cultural Preservation, Community Engagement	Local Families, Local Business Owner, Subdivided Unit Tennents, Ethnic Minority, Artists	
2	Somewhat Interested	Not Interested at All	Somewhat Interested	Somewhat Interested		1 - 5 Times	Not Sure	Only pass through outside	Mostly Preserve the Historical Design	Architectural Features, Original Artifacts and Furniture, Historical Courtroom Settings	Cultural Preservation, Educational Opportunities	Students, Artists	guided tours
3	Not Interested	Neutral	Neutral	Neutral	No	Never	Yes		Mostly Modernize while Keeping Some Historical Features	Architectural Features, Original Artifacts and Furniture, Social and Cultural Context	Cultural Preservation, Community Engagement, Support for Local Economy, Educational Opportunities	Local Families, Local Business Owner, Students, Artists	
4	Somewhat Interested	Very Interested	Very Interested	Somewhat Interested		Never	Yes		Mostly Preserve the Historical Design	Architectural Features, Original Artifacts and Furniture, Historical Courtroom Settings, Social and Cultural Context	Cultural Preservation, Community Engagement, Support for Local Economy, Educational Opportunities	Local Families, Local Business Owner, Subdivided Unit Tennents, Elderly Living Alone, Ethnic Minority, Students, Artists	
5	Not Interested	Not Interested	Not Interested	Not Interested		Never	Yes	Because beauty is worth preserving. New buildings (especially public housing) have no character.	A Mix of Historical and New Elements	Architectural Features, Original Artifacts and Furniture	Cultural Preservation	Local Families, Local Business Owner	
6	Neutral	Somewhat Interested	Somewhat Interested	Somewhat Interested	no	Never	No		A Mix of Historical and New Elements	Original Artifacts and Furniture, Historical Courtroom Settings, Social and Cultural Context, Role in the Legal System	Cultural Preservation, Community Engagement	Local Families, Subdivided Unit Tennents, Students	
7	Not Interested	Somewhat Interested	Very Interested	Somewhat Interested		Never	Yes		Mostly Preserve the Historical Design	Architectural Features, Historical Courtroom Settings, Role in the Legal System, Representation of Law and Justice	Community Engagement, Support for Local Economy	Local Families, Subdivided Unit Tennents, Elderly Living Alone, Ethnic Minority, Artists	

ID	How would you be interested in participating in the revitalization project?				Besides the participating method listed above, are there any other method in the revitalization project you are interested?	Have you ever been to Former North Kowloon Magistracy (Photo Above) in Sham Shui Po?	Do you feel that preserving historical sites like the Magistracy is important for Hong Kong?	Could you please explain your answer to the previous question?	What balance do you prefer between historical preservation and modern design?	What aspects of the Magistracy's history do you think are most important to showcase?	What are your expectations for the revitalization of the Magistracy?	Which groups do you think should benefit from this revitalized space?	What could be done to make the revitalized site more welcoming and accessible to the public?
	Attend Public Meetings and Discussions	Participate in Volunteer Opportunities	Provide Feedback on Design and Usage	Stay Informed of the Process									
8	Somewhat Interested	Neutral	Very Interested	Somewhat Interested		Never	Not Sure		A Mix of Historical and New Elements	Architectural Features, Original Artifacts and Furniture, Social and Cultural Context	Cultural Preservation, Community Engagement	Local Families, Subdivided Unit Tennents, Elderly Living Alone	
9	Neutral	Somewhat Interested	Somewhat Interested	Somewhat Interested		Never	Yes	Protect old buildings	Mostly Preserve the Historical Design	Architectural Features, Historical Courtroom Settings, Social and Cultural Context, Role in the Legal System	Cultural Preservation, Community Engagement, Support for Local Economy	Subdivided Unit Tennents, Elderly Living Alone, Ethnic Minority	
10	Not Interested	Very Interested	Somewhat Interested	Not Interested		1 - 5 Times	Yes		Mostly Preserve the Historical Design	Architectural Features, Historical Courtroom Settings, Social and Cultural Context	Cultural Preservation, Community Engagement, Support for Local Economy	Local Business Owner, Subdivided Unit Tennents, Elderly Living Alone, Ethnic Minority, Students	
11	Somewhat Interested	Not Interested	Very Interested	Very Interested		Never	Yes		Mostly Preserve the Historical Design	Architectural Features, Historical Courtroom Settings, Social and Cultural Context	Cultural Preservation, Community Engagement, Support for Local Economy	Local Families, Local Business Owner, Subdivided Unit Tennents, Elderly Living Alone, Ethnic Minority	
12	Not Interested	Somewhat Interested	Very Interested	Somewhat Interested		Never	Yes		A Mix of Historical and New Elements	Architectural Features, Historical Courtroom Settings, Social and Cultural Context, Role in the Legal System	Cultural Preservation, Community Engagement	Subdivided Unit Tennents, Elderly Living Alone, Ethnic Minority	
13	Not Interested	Somewhat Interested	Very Interested	Very Interested		Never	Yes		Mostly Preserve the Historical Design	Architectural Features, Historical Courtroom Settings, Social and Cultural Context	Cultural Preservation, Community Engagement, Support for Local Economy	Local Families, Local Business Owner, Subdivided Unit Tennents, Elderly Living Alone, Ethnic Minority	
14	Somewhat Interested	Very Interested	Very Interested	Somewhat Interested		1 - 5 Times	Yes	Because to preserve these elements will lead us to understand better of our past and keep them for future. So preserving them it's somehow nostalgic for people who knows them and also knowledge of history for people in future.	A Mix of Historical and New Elements	Architectural Features, Historical Courtroom Settings	Community Engagement, Support for Local Economy, Educational Opportunities	Local Families, Subdivided Unit Tennents, Students, Artists	To have new use that majority of people enjoy and socialise more because that's i think is lacking in this neighbourhood.

ID	How would you be interested in participating in the revitalization project?				Besides the participating method listed above, are there any other method in the revitalization project you are interested?	Have you ever been to Former North Kowloon Magistracy (Photo Above) in Sham Shui Po?	Do you feel that preserving historical sites like the Magistracy is important for Hong Kong?	Could you please explain your answer to the previous question?	What balance do you prefer between historical preservation and modern design?	What aspects of the Magistracy's history do you think are most important to showcase?	What are your expectations for the revitalization of the Magistracy?	Which groups do you think should benefit from this revitalized space?	What could be done to make the revitalized site more welcoming and accessible to the public?
	Attend Public Meetings and Discussions	Participate in Volunteer Opportunities	Provide Feedback on Design and Usage	Stay Informed of the Process									
15	Somewhat Interested	Very Interested	Somewhat Interested	Neutral		Never	Yes		A Mix of Historical and New Elements	Original Artifacts and Furniture, Social and Cultural Context, Role in the Legal System	Community Engagement, Support for Local Economy	Local Families, Subdivided Unit Tennents, Elderly Living Alone, Artists	
16	Very Interested	Somewhat Interested	Very Interested	Somewhat Interested		Never	Yes		A Mix of Historical and New Elements	Architectural Features, Social and Cultural Context, Role in the Legal System	Community Engagement, Support for Local Economy	Local Families, Subdivided Unit Tennents, Elderly Living Alone, Ethnic Minority	
17	Very Interested	Somewhat Interested	Very Interested	Somewhat Interested		Never	Yes		Mostly Preserve the Historical Design	Social and Cultural Context, Role in the Legal System	Cultural Preservation, Community Engagement	Local Families, Subdivided Unit Tennents, Elderly Living Alone, Ethnic Minority, Students	
18	Very Interested	Very Interested	Very Interested	Very Interested		Never	Yes		Mostly Preserve the Historical Design	Architectural Features, Historical Courtroom Settings, Social and Cultural Context, Role in the Legal System, Representation of Law and Justice	Community Engagement, Support for Local Economy, Educational Opportunities	Subdivided Unit Tennents, Elderly Living Alone, Ethnic Minority, Artists	
19	Very Interested	Very Interested	Very Interested	Somewhat Interested		Never	Yes	Because of liking old things	Mostly Preserve the Historical Design	Architectural Features, Original Artifacts and Furniture, Social and Cultural Context	Cultural Preservation, Community Engagement, Support for Local Economy, Improve residents' lives	Local Families, Local Business Owner, Subdivided Unit Tennents, Elderly Living Alone, Ethnic Minority	Bar
20	Somewhat Interested	Very Interested	Very Interested	Somewhat Interested		1 - 5 Times	Yes		Mostly Preserve the Historical Design	Original Artifacts and Furniture, Historical Courtroom Settings, Role in the Legal System	Cultural Preservation, Community Engagement, Support for Local Economy, Educational Opportunities	Local Business Owner, Subdivided Unit Tennents, Elderly Living Alone, Ethnic Minority, Students	
21	Very Interested	Not Interested	Very Interested	Very Interested		Never	Yes	This kind of british architecture is becoming less and less common	A Mix of Historical and New Elements	Architectural Features, Social and Cultural Context, The relationship with Sham Shui Po	Cultural Preservation, Community Engagement, Support for Local Economy	Local Families, Local Business Owner, Subdivided Unit Tennents, Elderly Living Alone, Ethnic Minority	
22	Somewhat Interested	Not Interested at All	Very Interested	Somewhat Interested		Never	Yes	there are not many such buildings from the British colonial period left	A Mix of Historical and New Elements	Architectural Features, Original Artifacts and Furniture, Social and Cultural Context	Cultural Preservation, Community Engagement, Support for Local Economy	Local Families, Subdivided Unit Tennents, Elderly Living Alone, Ethnic Minority	

ID	How would you be interested in participating in the revitalization project?				Besides the participating method listed above, are there any other method in the revitalization project you are interested?	Have you ever been to Former North Kowloon Magistracy (Photo Above) in Sham Shui Po?	Do you feel that preserving historical sites like the Magistracy is important for Hong Kong?	Could you please explain your answer to the previous question?	What balance do you prefer between historical preservation and modern design?	What aspects of the Magistracy's history do you think are most important to showcase?	What are your expectations for the revitalization of the Magistracy?	Which groups do you think should benefit from this revitalized space?	What could be done to make the revitalized site more welcoming and accessible to the public?
	Attend Public Meetings and Discussions	Participate in Volunteer Opportunities	Provide Feedback on Design and Usage	Stay Informed of the Process									
23	Very Interested	Somewhat Interested	Somewhat Interested	Not Interested		Never	Yes	Every countries need to keep their history alive. Revitalisation of these buildouts can keep the history alive	Mostly Modernize while Keeping Some Historical Features	Architectural Features	Cultural Preservation, Community Engagement, Educational Opportunities	Ethnic Minority, Students	People follow the crowd anyway so wherever is crowded it's gonna be more people even
24	Neutral	Somewhat Interested	Very Interested	Somewhat Interested		Never	Yes	it is quite beautiful	A Mix of Historical and New Elements	Architectural Features, Social and Cultural Context, Role in the Legal System	Cultural Preservation, Community Engagement	Local Business Owner, Subdivided Unit Tennents, Elderly Living Alone, Ethnic Minority	
25	Very Interested	Very Interested	Very Interested	Very Interested		Never	Yes		A Mix of Historical and New Elements	Architectural Features, Historical Courtroom Settings, Social and Cultural Context, Role in the Legal System	Cultural Preservation, Community Engagement, Support for Local Economy	Local Families, Local Business Owner, Subdivided Unit Tennents, Elderly Living Alone, Ethnic Minority, Students, Artists	
26	Somewhat Interested	Very Interested	Somewhat Interested	Somewhat Interested	Join a conservation group	Never	Yes		Mostly Preserve the Historical Design	Architectural Features, Original Artifacts and Furniture, Social and Cultural Context	Cultural Preservation, Community Engagement, Support for Local Economy	Local Families, Subdivided Unit Tennents, Elderly Living Alone, Students	photo op
27	Not Interested	Somewhat Interested	Very Interested	Very Interested		Never	Yes	Can be reused no need to disassemble	Mostly Modernize while Keeping Some Historical Features	Architectural Features, Social and Cultural Context, Role in the Legal System	Cultural Preservation, Community Engagement, Support for Local Economy	Local Families, Subdivided Unit Tennents, Elderly Living Alone, Ethnic Minority, Students	
28	Neutral	Somewhat Interested	Neutral	Somewhat Interested		Never	Yes	it is a witness to urban development	A Mix of Historical and New Elements	Architectural Features, Original Artifacts and Furniture, Social and Cultural Context, Role in the Legal System, Representation of Law and Justice	Cultural Preservation, Community Engagement, Support for Local Economy, Educational Opportunities	Local Families, Subdivided Unit Tennents, Elderly Living Alone, Artists	
29	Somewhat Interested	Somewhat Interested	Very Interested	Very Interested		Never	Yes	Preserving historical buildings is often interesting. Those buildings are important to remind and talk about the history of the place. If they just stay abandoned people can't learn from the past history easily.	A Mix of Historical and New Elements	Architectural Features, Historical Courtroom Settings, Social and Cultural Context, Role in the Legal System	Cultural Preservation, Community Engagement, Educational Opportunities	Elderly Living Alone, Ethnic Minority, Students, Artists	

ID	How would you be interested in participating in the revitalization project?				Besides the participating method listed above, are there any other method in the revitalization project you are interested?	Have you ever been to Former North Kowloon Magistracy (Photo Above) in Sham Shui Po?	Do you feel that preserving historical sites like the Magistracy is important for Hong Kong?	Could you please explain your answer to the previous question?	What balance do you prefer between historical preservation and modern design?	What aspects of the Magistracy's history do you think are most important to showcase?	What are your expectations for the revitalization of the Magistracy?	Which groups do you think should benefit from this revitalized space?	What could be done to make the revitalized site more welcoming and accessible to the public?
	Attend Public Meetings and Discussions	Participate in Volunteer Opportunities	Provide Feedback on Design and Usage	Stay Informed of the Process									
30	Not Interested	Somewhat Interested	Somewhat Interested	Neutral	Watch videos online	Never	Yes	Parts should be preserved	Mostly Modernize while Keeping Some Historical Features	Role in the Legal System, Representation of Law and Justice	Cultural Preservation, Community Engagement	Local Families, Students, Artists	more historical interactive elements
31	Not Interested at All	Somewhat Interested	Not Interested	Not Interested		Never	Yes	Hong Kong needs some ways to distinguish itself from the rest of the greater bay area.	A Mix of Historical and New Elements	Architectural Features, Original Artifacts and Furniture, Social and Cultural Context	Cultural Preservation, Educational Opportunities	Local Families, Students	
32	Very Interested	Very Interested	Very Interested	Very Interested		1 - 5 Times	Yes	It showcasing the history of hong kong to its important to keep it.	A Mix of Historical and New Elements	Architectural Features, Historical Courtroom Settings, Social and Cultural Context	Cultural Preservation, Educational Opportunities	Local Families, Local Business Owner, Artists	Free food and beer
33	Very Interested	Somewhat Interested	Very Interested	Somewhat Interested		Never	Yes		A Mix of Historical and New Elements	Original Artifacts and Furniture, Historical Courtroom Settings, Role in the Legal System	Community Engagement, Educational Opportunities	Subdivided Unit Tennents, Elderly Living Alone, Ethnic Minority	
34	Not Interested	Somewhat Interested	Very Interested	Somewhat Interested		Never	Yes		Mostly Preserve the Historical Design	Architectural Features, Historical Courtroom Settings, Social and Cultural Context	Cultural Preservation, Community Engagement, Support for Local Economy, Educational Opportunities	Local Families, Subdivided Unit Tennents, Elderly Living Alone, Ethnic Minority, Students, Artists	
35	Neutral	Neutral	Neutral	Somewhat Interested	Photography sharing	Never	Not Sure	No care	Mostly Preserve the Historical Design	Architectural Features	Support for Local Economy, Educational Opportunities	Local Business Owner, Students, Artists	Certain locations are reserved for introductory visits, other parts are invite for small shops to join, as holiday markets, recreational places, to attract people.

ID	How would you be interested in participating in the revitalization project?				Besides the participating method listed above, are there any other method in the revitalization project you are interested?	Have you ever been to Former North Kowloon Magistracy (Photo Above) in Sham Shui Po?	Do you feel that preserving historical sites like the Magistracy is important for Hong Kong?	Could you please explain your answer to the previous question?	What balance do you prefer between historical preservation and modern design?	What aspects of the Magistracy's history do you think are most important to showcase?	What are your expectations for the revitalization of the Magistracy?	Which groups do you think should benefit from this revitalized space?	What could be done to make the revitalized site more welcoming and accessible to the public?
	Attend Public Meetings and Discussions	Participate in Volunteer Opportunities	Provide Feedback on Design and Usage	Stay Informed of the Process									
36	Not Interested at All	Not Interested at All	Not Interested at All	Not Interested at All		Never	Yes		A Mix of Historical and New Elements	Architectural Features, Original Artifacts and Furniture	Cultural Preservation, Community Engagement	Subdivided Unit Tennents, Elderly Living Alone, Ethnic Minority	
37	Somewhat Interested	Somewhat Interested	Somewhat Interested	Somewhat Interested		Never	Yes	To supplement the only remaining British-style architecture in Hong Kong	A Mix of Historical and New Elements	Architectural Features, Historical Courtroom Settings	Cultural Preservation, Community Engagement, Educational Opportunities	Local Families, Local Business Owner, Ethnic Minority, Artists	Preserve some rooms with modern spaces/interior modifications allowing for some degree of “destruction” by the users, There is enough room for modification can be flexible social functions, e.g. community/religious/festival gatherings for immigrants, highly flexible art spaces (can modify walls+ceilings+floor), or else it would just become a static museum space that no one can touch.
38	Somewhat Interested	Very Interested	Somewhat Interested	Somewhat Interested	Animation making? Story-telling method	Never	Yes	All types of historical buildings are part of Hong Kong. It should not be said that it is the preservation of certain types of historical buildings, which seems a little overgeneralized	Mostly Preserve the Historical Design	Architectural Features, Original Artifacts and Furniture, Historical Courtroom Settings, Social and Cultural Context, Role in the Legal System, Representation of Law and Justice	Cultural Preservation, Community Engagement, Educational Opportunities	Subdivided Unit Tennents, Elderly Living Alone, Students, Artists	
39	Somewhat Interested	Very Interested	Somewhat Interested	Somewhat Interested		1 - 5 Times	Yes		A Mix of Historical and New Elements	Architectural Features, Original Artifacts and Furniture, Historical Courtroom Settings	Cultural Preservation, Community Engagement	Local Families, Ethnic Minority, Artists	
40	Not Interested at All	Not Interested at All	Neutral	Neutral		Never	Not Sure		A Mix of Historical and New Elements	Architectural Features, Historical Courtroom Settings, Social and Cultural Context, Role in the Legal System	Cultural Preservation, Educational Opportunities	Students, Artists	
41	Somewhat Interested	Somewhat Interested	Very Interested	Neutral		Never	Yes	It is near my home and feels affectionate	Mostly Preserve the Historical Design	Architectural Features, Social and Cultural Context, Role in the Legal System, Representation of Law and Justice	Cultural Preservation, Community Engagement, Support for Local Economy, Educational Opportunities, provided Family activities	Local Families, Local Business Owner, Subdivided Unit Tennents, Elderly Living Alone, Students	Provide free activities for nearby residents

ID	How would you be interested in participating in the revitalization project?				Besides the participating method listed above, are there any other method in the revitalization project you are interested?	Have you ever been to Former North Kowloon Magistracy (Photo Above) in Sham Shui Po?	Do you feel that preserving historical sites like the Magistracy is important for Hong Kong?	Could you please explain your answer to the previous question?	What balance do you prefer between historical preservation and modern design?	What aspects of the Magistracy's history do you think are most important to showcase?	What are your expectations for the revitalization of the Magistracy?	Which groups do you think should benefit from this revitalized space?	What could be done to make the revitalized site more welcoming and accessible to the public?
	Attend Public Meetings and Discussions	Participate in Volunteer Opportunities	Provide Feedback on Design and Usage	Stay Informed of the Process									
42	Somewhat Interested	Somewhat Interested	Very Interested	Not Interested		Never	Yes		Mostly Modernize while Keeping Some Historical Features	Architectural Features, Historical Courtroom Settings, Social and Cultural Context	Community Engagement	Subdivided Unit Tennents, Elderly Living Alone, Students	
43	Not Interested	Not Interested	Very Interested	Somewhat Interested		Never	Not Sure		Mostly Preserve the Historical Design	Architectural Features, Social and Cultural Context, Role in the Legal System	Cultural Preservation, Community Engagement, Support for Local Economy	Local Business Owner, Subdivided Unit Tennents, Elderly Living Alone, Ethnic Minority	
44	Not Interested	Neutral	Very Interested	Very Interested		1 - 5 Times	Not Sure		Mostly Preserve the Historical Design	Historical Courtroom Settings	Support for Local Economy	Local Families, Subdivided Unit Tennents, Elderly Living Alone	
45	Very Interested	Neutral	Very Interested	Neutral		Never	Yes		A Mix of Historical and New Elements	Social and Cultural Context, Role in the Legal System	Community Engagement, Support for Local Economy	Local Families, Local Business Owner, Subdivided Unit Tennents, Elderly Living Alone, Ethnic Minority	
46	Neutral	Somewhat Interested	Very Interested	Not Interested		Never	Yes		Mostly Preserve the Historical Design	Architectural Features, Social and Cultural Context, Role in the Legal System	Community Engagement, Support for Local Economy	Local Families, Local Business Owner, Subdivided Unit Tennents, Elderly Living Alone	
47	Neutral	Somewhat Interested	Neutral	Neutral	No	Never	Not Sure	Not understood totally	A Mix of Historical and New Elements	Architectural Features, Social and Cultural Context, Role in the Legal System	Cultural Preservation, Community Engagement, Support for Local Economy, Educational Opportunities	Local Families, Local Business Owner, Ethnic Minority, Students, Artists	Event promotion
48	Very Interested	Very Interested	Very Interested	Very Interested		More Than 10 Times	Yes	Show other people how the courts were before and give the people that they are passionate about law, more opportunities to learn about it	Mostly Preserve the Historical Design	Architectural Features, Original Artifacts and Furniture, Historical Courtroom Settings, Social and Cultural Context, Role in the Legal System, Representation of Law and Justice	Community Engagement, Support for Local Economy	Local Families, Subdivided Unit Tennents, Elderly Living Alone, Former workers of the magistracy	Give the opportunity to learn so some information so people wants to learn will follow that
49	Not Interested	Not Interested	Somewhat Interested	Not Interested		Never	Yes		A Mix of Historical and New Elements	Historical Courtroom Settings, Social and Cultural Context, Role in the Legal System	Cultural Preservation, Community Engagement, Support for Local Economy	Subdivided Unit Tennents, Elderly Living Alone, Ethnic Minority, Students, Artists	
50	Somewhat Interested	Very Interested	Very Interested	Somewhat Interested		1 - 5 Times	Yes	The testimony of the times	Mostly Preserve the Historical Design	Architectural Features, Social and Cultural Context, Role in the Legal System	Cultural Preservation, Community Engagement	Local Families, Subdivided Unit Tennents, Elderly Living Alone, Ethnic Minority, single parent	

ID	How would you be interested in participating in the revitalization project?				Besides the participating method listed above, are there any other method in the revitalization project you are interested?	Have you ever been to Former North Kowloon Magistracy (Photo Above) in Sham Shui Po?	Do you feel that preserving historical sites like the Magistracy is important for Hong Kong?	Could you please explain your answer to the previous question?	What balance do you prefer between historical preservation and modern design?	What aspects of the Magistracy's history do you think are most important to showcase?	What are your expectations for the revitalization of the Magistracy?	Which groups do you think should benefit from this revitalized space?	What could be done to make the revitalized site more welcoming and accessible to the public?
	Attend Public Meetings and Discussions	Participate in Volunteer Opportunities	Provide Feedback on Design and Usage	Stay Informed of the Process									
51	Neutral	Somewhat Interested	Somewhat Interested	Somewhat Interested	Hold a revitalization architecture competition	Never	Yes	Being able to visit in person allows you to learn more about the history and understand how the Magistrates' Court operates	Mostly Preserve the Historical Design	Architectural Features, Original Artifacts and Furniture, Historical Courtroom Settings, Role in the Legal System	Cultural Preservation, Community Engagement	Local Families, Local Business Owner, Students	guided tours at various times
52	Not Interested	Somewhat Interested	Somewhat Interested	Somewhat Interested	No	Never	Yes	The characteristic of Hong Kong is the blending of old and new Chinese and Western Preserving old buildings can show Hong Kong's characteristics for the new generation to witness Hong Kong's changes	A Mix of Historical and New Elements	Architectural Features, Original Artifacts and Furniture, Historical Courtroom Settings	Cultural Preservation	Local Business Owner, Students, Artists	Provide venues for exhibitions thereby increasing business opportunities and employment
53	Very Interested	Very Interested	Neutral	Neutral		1 - 5 Times	Yes	It's nostalgic	Mostly Preserve the Historical Design	Historical Courtroom Settings, Representation of Law and Justice	Community Engagement, Educational Opportunities	Local Families, Elderly Living Alone, Ethnic Minority	Calm areas to relax and enjoy the weather
54	Neutral	Somewhat Interested	Somewhat Interested	Neutral	No	Never	Yes	it is history	Mostly Modernize while Keeping Some Historical Features	Architectural Features, Original Artifacts and Furniture, Social and Cultural Context	Cultural Preservation	Local Families, Artists	Don't Know
55	Somewhat Interested	Somewhat Interested	Neutral	Somewhat Interested		Never	Yes	Alot of new building now, better try to keep some historical buildings to understand origins of certain things	A Mix of Historical and New Elements	Original Artifacts and Furniture, Social and Cultural Context, Representation of Law and Justice	Educational Opportunities	Local Families, Local Business Owner	Provide a place to gather, easier access.
56	Somewhat Interested	Very Interested	Very Interested	Very Interested		1 - 5 Times	Yes	Hong Kong rich culture and history can be preserved within the spaces it was created it	No Preference	Architectural Features, Social and Cultural Context	Cultural Preservation, Community Engagement, Support for Local Economy	Local Families, Subdivided Unit Tennents, Elderly Living Alone, Ethnic Minority	Signage and directions from busier areas in Sham Shui Po to the new activities of the building. Multiple language activities.

ID	Do you think these community needs in Sham Shui Po could be fulfilled by the revitalized Magistracy?							Besides the community needs in Sham Shui Po listed above, are there any other community needs could be fulfilled by the revitalized Magistracy ?	What visitor amenities would you consider essential in the revitalized Magistracy?								Would you be interested in a membership or subscription for access to facilities?	How would you describe your ideal vision for the Magistracy five years from now?	How old are you?	What is your gender?	What is your ethnicity?
	Community Gathering Space	Intergenerational Communication	Cultural Integration	Recreational Activities	Networking for Local Business	Skill Development	Social Services		Guided Tours	Exhibition Spaces	Resting Areas	Information Center	Signage in Multiple Languages	Accessible Facilities	Restroom	Parking Facilities					
1	Agree	Strongly Agree	Strongly Agree	Strongly Agree	Unsure	Strongly Agree	Strongly Agree		Very Important	Very Important	Very Important	Little of Importance	Important	Very Important	Important	Moderately Important	Yes		31 - 40	Female	Ethnic Chinese
2	Agree	Agree	Agree	Disagree	Disagree	Disagree	Agree		Important	Important	Moderately Important	Important	Important	Very Important	Very Important	Little of Importance	No		31 - 40	Male	Ethnic Chinese
3	Agree	Agree	Agree	Agree	Agree	Agree	Agree	No	Moderately Important	Important	Very Important	Important	Very Important	Important	Very Important	Very Important	Maybe		41 - 50	Male	Ethnic Chinese
4	Agree	Agree	Strongly Agree	Strongly Agree	Agree	Strongly Agree	Strongly Agree		Very Important	Very Important	Important	Important	Important	Very Important	Very Important	Important	Yes		41 - 50	Male	Ethnic Chinese
5	Unsure	Unsure	Unsure	Unsure	Unsure	Unsure	Unsure		Little of Importance	Moderately Important	Important	Important	Important	Important	Important	Moderately Important	No		31 - 40	Male	Indian
6	Agree	Unsure	Agree	Unsure	Agree	Agree	Unsure	no	Moderately Important	Important	Moderately Important	Important	Moderately Important	Important	Important	Moderately Important	No	no	41 - 50	Male	Ethnic Chinese
7	Strongly Agree	Strongly Agree	Disagree	Disagree	Strongly Disagree	Strongly Agree	Agree		Important	Very Important	Moderately Important	Moderately Important	Little of Importance	Little of Importance	Important	Important	Maybe		21 - 30	Male	Ethnic Chinese
8	Strongly Agree	Strongly Agree	Unsure	Agree	Strongly Agree	Strongly Agree	Agree		Important	Moderately Important	Important	Little of Importance	Very Important	Important	Very Important	Moderately Important	Yes		61 or Older	Male	Ethnic Chinese
9	Strongly Agree	Strongly Agree	Strongly Agree	Agree	Strongly Agree	Disagree	Disagree		Very Important	Important	Little of Importance	Little of Importance	Unimportant	Very Important	Very Important	Unimportant	Yes		31 - 40	Female	Ethnic Chinese

ID	Do you think these community needs in Sham Shui Po could be fulfilled by the revitalized Magistracy?							Besides the community needs in Sham Shui Po listed above, are there any other community needs could be fulfilled by the revitalized Magistracy ?	What visitor amenities would you consider essential in the revitalized Magistracy?								Would you be interested in a membership or subscription for access to facilities?	How would you describe your ideal vision for the Magistracy five years from now?	How old are you?	What is your gender?	What is your ethnicity?
	Community Gathering Space	Intergenerational Communication	Cultural Integration	Recreational Activities	Networking for Local Business	Skill Development	Social Services		Guided Tours	Exhibition Spaces	Resting Areas	Information Center	Signage in Multiple Languages	Accessible Facilities	Restroom	Parking Facilities					
10	Strongly Agree	Strongly Agree	Agree	Disagree	Strongly Agree	Disagree	Disagree		Moderately Important	Very Important	Important	Little of Importance	Very Important	Important	Important	Moderately Important	Maybe		31 - 40	Female	Ethnic Chinese
11	Agree	Unsure	Strongly Agree	Strongly Agree	Strongly Agree	Disagree	Strongly Agree		Very Important	Very Important	Very Important	Moderately Important	Important	Very Important	Very Important	Very Important	Yes		21 - 30	Female	Pakistani
12	Agree	Unsure	Disagree	Agree	Disagree	Strongly Disagree	Strongly Agree		Important	Very Important	Moderately Important	Important	Moderately Important	Very Important	Important	Unimportant	No		21 - 30	Prefer Not to Say	Ethnic Chinese
13	Strongly Agree	Strongly Agree	Strongly Agree	Unsure	Agree	Disagree	Disagree		Important	Very Important	Moderately Important	Unimportant	Important	Unimportant	Very Important	Little of Importance	Yes		21 - 30	Male	Ethnic Chinese
14	Strongly Agree	Agree	Agree	Strongly Agree	Disagree	Strongly Agree	Agree		Little of Importance	Very Important	Moderately Important	Little of Importance	Moderately Important	Important	Important	Little of Importance	Yes	That we have a community center that can fulfil the need of all ages from young teenagers to elderly together	21 - 30	Female	Ethnic Chinese
15	Agree	Strongly Agree	Unsure	Disagree	Disagree	Agree	Agree		Important	Important	Very Important	Moderately Important	Moderately Important	Very Important	Very Important	Little of Importance	Yes		61 or Older	Male	Ethnic Chinese
16	Strongly Agree	Agree	Strongly Agree	Disagree	Disagree	Disagree	Disagree		Moderately Important	Moderately Important	Very Important	Important	Very Important	Very Important	Very Important	Moderately Important	Maybe		61 or Older	Female	Ethnic Chinese
17	Agree	Agree	Strongly Agree	Agree	Agree	Unsure	Unsure		Moderately Important	Very Important	Very Important	Little of Importance	Very Important	Very Important	Very Important	Important	Yes		21 - 30	Male	Ethnic Chinese

ID	Do you think these community needs in Sham Shui Po could be fulfilled by the revitalized Magistracy?							Besides the community needs in Sham Shui Po listed above, are there any other community needs could be fulfilled by the revitalized Magistracy ?	What visitor amenities would you consider essential in the revitalized Magistracy?								Would you be interested in a membership or subscription for access to facilities?	How would you describe your ideal vision for the Magistracy five years from now?	How old are you?	What is your gender?	What is your ethnicity?
	Community Gathering Space	Intergenerational Communication	Cultural Integration	Recreational Activities	Networking for Local Business	Skill Development	Social Services		Guided Tours	Exhibition Spaces	Resting Areas	Information Center	Signage in Multiple Languages	Accessible Facilities	Restroom	Parking Facilities					
18	Agree	Strongly Agree	Strongly Agree	Unsure	Disagree	Disagree	Agree		Moderately Important	Very Important	Very Important	Important	Little of Importance	Very Important	Very Important	Little of Importance	Yes		31 - 40	Female	Ethnic Chinese
19	Strongly Agree	Strongly Agree	Strongly Agree	Agree	Agree	Unsure	Disagree		Moderately Important	Very Important	Very Important	Important	Important	Important	Very Important	Unimportant	Maybe		21 - 30	Female	Ethnic Chinese
20	Agree	Strongly Agree	Strongly Agree	Disagree	Strongly Agree	Strongly Disagree	Agree		Important	Important	Important	Little of Importance	Important	Very Important	Very Important	Little of Importance	Yes		21 - 30	Female	Ethnic Chinese
21	Strongly Agree	Agree	Strongly Agree	Disagree	Agree	Strongly Disagree	Strongly Agree		Little of Importance	Very Important	Very Important	Unimportant	Important	Very Important	Very Important	Little of Importance	Yes		41 - 50	Male	Ethnic Chinese
22	Agree	Strongly Agree	Agree	Strongly Agree	Disagree	Disagree	Strongly Agree		Important	Very Important	Very Important	Little of Importance	Very Important	Very Important	Very Important	Moderately Important	Yes		61 or Older	Prefer Not to Say	Ethnic Chinese
23	Agree	Agree	Agree	Agree	Strongly Agree	Agree	Agree		Important	Little of Importance	Important	Very Important	Important	Important	Very Important	Unimportant	Yes	There is a place that it’s fills with people(not sad like now) and everyone are learning something there either can be classes or about art and…	31 - 40	Male	Indian
24	Strongly Agree	Disagree	Agree	Disagree	Disagree	Disagree	Agree		Moderately Important	Important	Moderately Important	Little of Importance	Very Important	Very Important	Moderately Important	Very Important	Yes		21 - 30	Male	Ethnic Chinese
25	Strongly Agree	Strongly Agree	Agree	Strongly Agree	Agree	Agree	Agree		Moderately Important	Important	Important	Important	Very Important	Very Important	Very Important	Little of Importance	Maybe		21 - 30	Female	Ethnic Chinese

ID	Do you think these community needs in Sham Shui Po could be fulfilled by the revitalized Magistracy?							Besides the community needs in Sham Shui Po listed above, are there any other community needs could be fulfilled by the revitalized Magistracy ?	What visitor amenities would you consider essential in the revitalized Magistracy?								Would you be interested in a membership or subscription for access to facilities?	How would you describe your ideal vision for the Magistracy five years from now?	How old are you?	What is your gender?	What is your ethnicity?
	Community Gathering Space	Intergenerational Communication	Cultural Integration	Recreational Activities	Networking for Local Business	Skill Development	Social Services		Guided Tours	Exhibition Spaces	Resting Areas	Information Center	Signage in Multiple Languages	Accessible Facilities	Restroom	Parking Facilities					
26	Strongly Agree	Strongly Agree	Strongly Agree	Disagree	Agree	Disagree	Disagree		Very Important	Important	Moderately Important	Moderately Important	Very Important	Very Important	Very Important	Important	Yes	Landmark	21 - 30	Male	Ethnic Chinese
27	Agree	Disagree	Strongly Agree	Strongly Agree	Strongly Disagree	Strongly Disagree	Strongly Agree		Important	Very Important	Very Important	Little of Importance	Very Important	Little of Importance	Very Important	Unimportant	Yes		41 - 50	Female	Ethnic Chinese
28	Agree	Unsure	Agree	Agree	Agree	Agree	Strongly Agree		Very Important	Very Important	Important	Important	Important	Important	Important	Important	Maybe		31 - 40	Male	Ethnic Chinese
29	Agree	Agree	Agree	Strongly Agree	Unsure	Unsure	Agree		Moderately Important	Important	Very Important	Important	Very Important	Important	Important	Moderately Important	Maybe		21 - 30	Male	White
30	Agree	Unsure	Agree	Agree	Disagree	Disagree	Disagree	Reconstruction of the entire area	Moderately Important	Moderately Important	Moderately Important	Moderately Important	Moderately Important	Moderately Important	Important	Little of Importance	No	won't have that dirty, cheap feeling	31 - 40	Female	Ethnic Chinese
31	Disagree	Agree	Agree	Disagree	Strongly Disagree	Unsure	Agree		Little of Importance	Very Important	Very Important	Moderately Important	Important	Important	Moderately Important	Unimportant	Maybe		21 - 30	Male	Ethnic Chinese
32	Strongly Agree	Agree	Agree	Agree	Disagree	Strongly Agree	Agree	Shopping mall with restaurants	Moderately Important	Very Important	Very Important	Little of Importance	Important	Important	Very Important	Unimportant	Yes	Somewhere nice that brings family and friends together	31 - 40	Female	Filipino
33	Strongly Agree	Strongly Agree	Agree	Agree	Agree	Disagree	Disagree		Very Important	Important	Important	Little of Importance	Little of Importance	Very Important	Very Important	Important	Yes		41 - 50	Female	Ethnic Chinese
34	Strongly Agree	Agree	Strongly Agree	Strongly Agree	Disagree	Agree	Strongly Agree		Important	Very Important	Moderately Important	Little of Importance	Important	Very Important	Very Important	Little of Importance	Yes		31 - 40	Female	Ethnic Chinese

ID	Do you think these community needs in Sham Shui Po could be fulfilled by the revitalized Magistracy?							Besides the community needs in Sham Shui Po listed above, are there any other community needs could be fulfilled by the revitalized Magistracy ?	What visitor amenities would you consider essential in the revitalized Magistracy?								Would you be interested in a membership or subscription for access to facilities?	How would you describe your ideal vision for the Magistracy five years from now?	How old are you?	What is your gender?	What is your ethnicity?
	Community Gathering Space	Intergenerational Communication	Cultural Integration	Recreational Activities	Networking for Local Business	Skill Development	Social Services		Guided Tours	Exhibition Spaces	Resting Areas	Information Center	Signage in Multiple Languages	Accessible Facilities	Restroom	Parking Facilities					
35	Agree	Agree	Agree	Agree	Agree	Disagree	Disagree	I don’t know	Moderately Important	Very Important	Very Important	Important	Very Important	Very Important	Very Important	Moderately Important	Maybe	Make good use of space, preserve architecture while, also mix educational, economic elements	31 - 40	Female	Ethnic Chinese
36	Strongly Agree	Strongly Agree	Agree	Agree	Unsure	Unsure	Unsure		Unimportant	Important	Important	Moderately Important	Very Important	Very Important	Very Important	Important	Maybe		31 - 40	Female	Ethnic Chinese
37	Unsure	Disagree	Unsure	Agree	Unsure	Unsure	Disagree		Important	Important	Very Important	Important	Important	Very Important	Important	Little of Importance	Yes		21 - 30	Female	Ethnic Chinese
38	Agree	Unsure	Agree	Agree	Unsure	Unsure	Agree		Very Important	Important	Moderately Important	Important	Very Important	Very Important	Very Important	Very Important	No	I’m not too familiar with this place, so I don’t have any special feelings yet	21 - 30	Female	Ethnic Chinese
39	Strongly Agree	Strongly Agree	Strongly Agree	Agree	Agree	Strongly Agree	Unsure		Moderately Important	Very Important	Very Important	Moderately Important	Moderately Important	Important	Very Important	Unimportant	Yes		31 - 40	Female	Japanese
40	Agree	Unsure	Agree	Agree	Disagree	Disagree	Disagree		Important	Very Important	Very Important	Very Important	Important	Important	Very Important	Moderately Important	Maybe		21 - 30	Female	Ethnic Chinese
41	Strongly Agree	Strongly Agree	Strongly Agree	Unsure	Disagree	Strongly Agree	Unsure		Important	Important	Moderately Important	Moderately Important	Very Important	Very Important	Very Important	Unimportant	Yes	become a place for the neighbors to hang out	31 - 40	Female	Ethnic Chinese

ID	Do you think these community needs in Sham Shui Po could be fulfilled by the revitalized Magistracy?							Besides the community needs in Sham Shui Po listed above, are there any other community needs could be fulfilled by the revitalized Magistracy ?	What visitor amenities would you consider essential in the revitalized Magistracy?								Would you be interested in a membership or subscription for access to facilities?	How would you describe your ideal vision for the Magistracy five years from now?	How old are you?	What is your gender?	What is your ethnicity?
	Community Gathering Space	Intergenerational Communication	Cultural Integration	Recreational Activities	Networking for Local Business	Skill Development	Social Services		Guided Tours	Exhibition Spaces	Resting Areas	Information Center	Signage in Multiple Languages	Accessible Facilities	Restroom	Parking Facilities					
42	Agree	Disagree	Agree	Strongly Agree	Strongly Agree	Agree	Disagree		Very Important	Very Important	Very Important	Little of Importance	Moderately Important	Important	Very Important	Important	Maybe		61 or Older	Prefer Not to Say	Prefer Not to Say
43	Agree	Unsure	Strongly Agree	Disagree	Disagree	Strongly Agree	Strongly Agree		Important	Very Important	Very Important	Moderately Important	Moderately Important	Important	Very Important	Moderately Important	Yes		31 - 40	Female	Ethnic Chinese
44	Strongly Agree	Strongly Agree	Unsure	Disagree	Agree	Disagree	Strongly Agree	Somewhere to experience new activities	Unimportant	Unimportant	Very Important	Moderately Important	Unimportant	Very Important	Very Important	Little of Importance	Yes	It's more alive zone	51 - 60	Female	Ethnic Chinese
45	Strongly Agree	Strongly Agree	Strongly Agree	Disagree	Agree	Disagree	Disagree		Moderately Important	Very Important	Important	Important	Moderately Important	Very Important	Very Important	Little of Importance	Maybe		21 - 30	Female	Ethnic Chinese
46	Agree	Strongly Agree	Agree	Agree	Strongly Agree	Strongly Disagree	Strongly Disagree		Important	Important	Very Important	Important	Important	Very Important	Moderately Important	Unimportant	Maybe		61 or Older	Female	Ethnic Chinese
47	Agree	Agree	Agree	Agree	Agree	Agree	Agree	No	Moderately Important	Important	Important	Very Important	Important	Important	Very Important	Important	Maybe	No	21 - 30	Male	Ethnic Chinese
48	Strongly Agree	Strongly Agree	Disagree	Agree	Agree	Strongly Agree	Strongly Agree		Moderately Important	Little of Importance	Important	Very Important	Moderately Important	Very Important	Very Important	Moderately Important	Yes	Everyone know about this building	51 - 60	Male	Ethnic Chinese
49	Strongly Agree	Disagree	Agree	Strongly Agree	Agree	Disagree	Disagree		Little of Importance	Very Important	Moderately Important	Moderately Important	Important	Very Important	Very Important	Little of Importance	Maybe		21 - 30	Male	Ethnic Chinese
50	Strongly Agree	Strongly Agree	Strongly Agree	Unsure	Unsure	Disagree	Disagree		Very Important	Very Important	Moderately Important	Moderately Important	Very Important	Little of Importance	Important	Little of Importance	Yes	become a landmark for Sham Shui Po residents	21 - 30	Female	Ethnic Chinese

ID	Do you think these community needs in Sham Shui Po could be fulfilled by the revitalized Magistracy?							Besides the community needs in Sham Shui Po listed above, are there any other community needs could be fulfilled by the revitalized Magistracy ?	What visitor amenities would you consider essential in the revitalized Magistracy?								Would you be interested in a membership or subscription for access to facilities?	How would you describe your ideal vision for the Magistracy five years from now?	How old are you?	What is your gender?	What is your ethnicity?
	Community Gathering Space	Intergenerational Communication	Cultural Integration	Recreational Activities	Networking for Local Business	Skill Development	Social Services		Guided Tours	Exhibition Spaces	Resting Areas	Information Center	Signage in Multiple Languages	Accessible Facilities	Restroom	Parking Facilities					
51	Agree	Unsure	Unsure	Agree	Agree	Unsure	Agree	No	Very Important	Important	Moderately Important	Very Important	Very Important	Important	Moderately Important	Little of Importance	Yes	one of the attractions visited by foreign tourists	31 - 40	Female	Ethnic Chinese
52	Agree	Agree	Agree	Agree	Agree	Agree	Agree	No comment	Important	Very Important	Very Important	Important	Important	Very Important	Very Important	Little of Importance	Maybe	Improve the community environment, provide jobs for the residents of the area	41 - 50	Female	Ethnic Chinese
53	Strongly Agree	Strongly Agree	Strongly Agree	Unsure	Agree	Unsure	Strongly Agree		Very Important	Little of Importance	Very Important	Moderately Important	Unimportant	Little of Importance	Very Important	Unimportant	Yes		61 or Older	Male	Ethnic Chinese
54	Agree	Unsure	Agree	Agree	Unsure	Unsure	Agree	I don’t know	Important	Moderately Important	Moderately Important	Moderately Important	Important	Important	Important	Moderately Important	Maybe		51 - 60	Female	Ethnic Chinese
55	Unsure	Agree	Agree	Unsure	Strongly Agree	Agree	Strongly Agree		Moderately Important	Important	Very Important	Very Important	Important	Very Important	Very Important	Moderately Important	Yes	A place many young people can go and learn about the history, same time the space open to public so people can enjoy the architecture and a place people can gather even if dont go to exhibition	31 - 40	Female	Indonesian
56	Strongly Agree	Strongly Agree	Strongly Agree	Agree	Agree	Agree	Strongly Agree		Important	Moderately Important	Important	Important	Very Important	Very Important	Very Important	Moderately Important	Yes	A place where the local community and outside interested parties can share and learn from each other.	21 - 30	Female	White

ID	Where were you born?	What is your highest level of education?	What is your employment status?	What is your household's monthly income (in HKD)?	What is your marital status?
1	China	Post-secondary: Higher than Undergraduate Degree	Employee	$20,000 - $29,999	Unmarried
2	Hong Kong	Post-secondary: Undergraduate Degree	Employee	$40,000 or more	Married
3	Hong Kong	Upper Secondary	Employee	$30,000-$39,999	Married
4	Hong Kong	Post-secondary: Higher than Undergraduate Degree	Employee	$40,000 or more	Unmarried
5	India	Post-secondary: Diploma/ Sub-degree Course	Self-employed	$40,000 or more	Married
6	Hong Kong	Post-secondary: Undergraduate Degree	Self-employed	$40,000 or more	Married
7	Hong Kong	Post-secondary: Diploma/ Sub-degree Course	Self-employed	$30,000-$39,999	Unmarried
8	China	Lower Secondary	Retiree	$10,000 - $19,999	Widowed
9	Hong Kong	Post-secondary: Diploma/ Sub-degree Course	Employee	$10,000 - $19,999	Unmarried
10	Hong Kong	Post-secondary: Higher than Undergraduate Degree	Employee	$10,000 - $19,999	Unmarried
11	Hong Kong	Post-secondary: Higher than Undergraduate Degree	Employee	$10,000 - $19,999	Unmarried
12	Hong Kong	Post-secondary: Undergraduate Degree	Employee	$10,000 - $19,999	Prefer Not to Say
13	Hong Kong	Post-secondary: Undergraduate Degree	Employee	$10,000 - $19,999	Unmarried
14	Hong Kong	Post-secondary: Undergraduate Degree	Student	Less then $10,000	Unmarried
15	Thailand	Upper Secondary	Retiree	$10,000 - $19,999	Married
16	China	Lower Secondary	Retiree	$10,000 - $19,999	Unmarried
17	Hong Kong	Post-secondary: Diploma/ Sub-degree Course	Employee	$10,000 - $19,999	Unmarried
18	China	Post-secondary: Diploma/ Sub-degree Course	Employee	$10,000 - $19,999	Unmarried
19	Hong Kong	Post-secondary: Undergraduate Degree	Employee	$20,000 - $29,999	Other
20	Hong Kong	Post-secondary: Undergraduate Degree	Self-employed	$10,000 - $19,999	Unmarried
21	Hong Kong	Upper Secondary	Employee	$10,000 - $19,999	Divorced
22	Hong Kong	Upper Secondary	Self-employed	Less then $10,000	Married
23	India	Post-secondary: Higher than Undergraduate Degree	Student	$10,000 - $19,999	Unmarried
24	China	Post-secondary: Undergraduate Degree	Employee	$20,000 - $29,999	Unmarried
25	Hong Kong	Post-secondary: Undergraduate Degree	Employee	$10,000 - $19,999	Married
26	Other	Post-secondary: Undergraduate Degree	Employee	$20,000 - $29,999	Married
27	China	Upper Secondary	Employee	$10,000 - $19,999	Divorced
28	Hong Kong	Post-secondary: Diploma/ Sub-degree Course	Unemployed	$20,000 - $29,999	Unmarried
29	Other	Post-secondary: Higher than Undergraduate Degree	Student	$40,000 or more	Unmarried

ID	Where were you born?	What is your highest level of education?	What is your employment status?	What is your household's monthly income (in HKD)?	What is your marital status?
30	Hong Kong	Post-secondary: Higher than Undergraduate Degree	Employee	$40,000 or more	Married
31	Other	Post-secondary: Higher than Undergraduate Degree	Employee	$40,000 or more	Unmarried
32	Philippines	Post-secondary: Undergraduate Degree	Self-employed	$30,000-$39,999	Unmarried
33	Hong Kong	Post-secondary: Undergraduate Degree	Employee	$20,000 - $29,999	Divorced
34	China	Post-secondary: Diploma/ Sub-degree Course	Employee	$20,000 - $29,999	Divorced
35	Hong Kong	Post-secondary: Undergraduate Degree	Employee	$10,000 - $19,999	Married
36	Hong Kong	Post-secondary: Diploma/ Sub-degree Course	Employee	$40,000 or more	Married
37	Hong Kong	Post-secondary: Higher than Undergraduate Degree	Employer	Prefer Not to Say	Unmarried
38	Hong Kong	Post-secondary: Undergraduate Degree	Student	$40,000 or more	Unmarried
39	Japan	Post-secondary: Undergraduate Degree	Self-employed	$10,000 - $19,999	Unmarried
40	Hong Kong	Post-secondary: Diploma/ Sub-degree Course	Employee	$10,000 - $19,999	Married
41	China	Post-secondary: Diploma/ Sub-degree Course	Employee	$10,000 - $19,999	Divorced
42	Prefer Not to Say	Upper Secondary	Self-employed	$20,000 - $29,999	Married
43	Hong Kong	Post-secondary: Undergraduate Degree	Employee	$20,000 - $29,999	Married
44	Hong Kong	Post-secondary: Diploma/ Sub-degree Course	Self-employed	$10,000 - $19,999	Widowed
45	China	Post-secondary: Undergraduate Degree	Employee	$20,000 - $29,999	Married
46	China	Upper Secondary	Retiree	$20,000 - $29,999	Married
47	Hong Kong	Post-secondary: Diploma/ Sub-degree Course	Student	Less then $10,000	Unmarried
48	Hong Kong	Post-secondary: Higher than Undergraduate Degree	Retiree	$20,000 - $29,999	Married
49	Hong Kong	Post-secondary: Diploma/ Sub-degree Course	Self-employed	$20,000 - $29,999	Unmarried
50	Hong Kong	Post-secondary: Diploma/ Sub-degree Course	Employee	$40,000 or more	Married
51	China	Post-secondary: Diploma/ Sub-degree Course	Employee	$30,000-$39,999	Unmarried
52	Hong Kong	Post-secondary: Undergraduate Degree	Employee	Prefer Not to Say	Unmarried
53	China	Primary	Self-employed	$20,000 - $29,999	Married
54	Hong Kong	Lower Secondary	Prefer Not to Say	Prefer Not to Say	Unmarried
55	Indonesia	Post-secondary: Undergraduate Degree	Employee	$20,000 - $29,999	Unmarried
56	Other	Post-secondary: Undergraduate Degree	Employee	$10,000 - $19,999	Unmarried